County of Lamont No. 30

Land Use Bylaw No. 386/84

85-2867/

COUNTY OF LAMONT NO. 30
Province of Alberta
Land Use Bylaw No. 386/84
(including technical amendments)

COUNTY OF LAMONT NO. 30
Province of Alberta
Land Use Bylaw No. 386/84

Being the Land Use Bylaw of the County of Lamont No. 30

WHEREAS the Planning Act, R.S.A. 1980, and amendments thereto authorize the council of a municipality to enact a Land Use Bylaw to regulate and control the use and development of land and buildings within the municipality,

AND WHEREAS, the Council of the County of Lamont No. 30 wishes to adopt a Land Use Bylaw which implements the County of Lamont General Municipal Plan,

NOW THEREFORE, the County of Lamont No. 30 hereby repeals Land Use Bylaw No. 278, and amendments thereto, and adopts this as the County of Lamont No. 30 Land Use Bylaw.

READ A FIRST TIME THIS 9 DAY OF MAY, 1984.

READ A SECOND TIME THIS 7 DAY OF JUNE, 1984.

READ A THIRD TIME AND FINALLY PASSED THIS 7 DAY OF JUNE, 1984.

Reeve

Municipal Secretary.

CONTENTS

		Page
PART 1	GENERAL ADMINISTRATIVE PROCEDURES	1
	1.1 Purpose	1
	1.2 Control of Development	1
	1.3 Development Not Requiring a Development Permit	1
	1.4 Non-Conforming Buildings and Uses	2
	1.5 Development Approval Authority	2
PART 2	DEVELOPMENT APPLICATION PROCESS	3
	2.1 Application For Development	3
	2.2 Decision Process	3
	2.3 Development Permits and Notices	4
PART 3	DEVELOPMENT APPEAL PROCESS	5
	3.1 Appeal Procedure	5
	3.2 Public Hearing	5
	3.3 Decision	6
PART 4	BYLAW AMENDMENT PROCESS	7
	4.1 Application to Amend Bylaw	7
	4.2 Public Hearing	7
PART 5	BYLAW ENFORCEMENT	8
	5.1 Contravention and Penalties	8
PART 6	LAND USE DISTRICT MAP	9
PART 7	LAND USE DISTRICTS – USES AND REGULATIONS	21
	7.1 Establishment of Land Use Districts	21
	7.2 Agricultural District A1	22
	7.3 Agricultural District A2	24
	7.4 Agricultural District A3	26
	7.5 Urban Fringe District UF	28
	7.6 Urban General District UG	30
	7.7 Country Residential District CR	31
	7.8 Rural Industrial/Commercial District IC	32
PART 8	SPECIAL LAND USE PROVISIONS	33
	8.1 Site Conditions	33
	8.2 Referral of Applications	33
	8.3 Key Wildlife Areas	34
	8.4 Natural Resource Extraction Industries	34
	8.5 Commercial Development	34
	8.6 Industrial Development	35
	8.7 Recreational Development	36
	8.8 Intensive Agricultural Operations	36
	8.9 Single Lot Separations for Farmsteads and Fragmented Parcels	37
	8.10 Multi-Lot Country Residential Development	37

8.11 Highways and Secondary Roads 38
8.12 Subdivision of Land 38
8.13 Top Soil Removal 39
8.14 Existing Substandard Lots 39
8.15 Water Supply/Sanitary Services 39
8.16 Protection from Exposure Hazards 39
8.17 Sour Gas Facilities 40
8.18 Objects Prohibited or Restricted in Yards 40
8.19 Access and Parking 40
8.20 Signs 41
8.21 Accessory Buildings in Hamlets 41
8.22 Mobile Homes 41

PART 9 DEFINITIONS 45

FIGURES

FORMS

Parts 1-5

PART 1. GENERAL ADMINISTRATIVE PROCEDURES

1.1 Purpose

1. The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the County in order to achieve the orderly and economic development of land, and for that purpose, among other things:
   (a) to divide the County into districts;
   (b) to prescribe and regulate for each district the purposes for which land and buildings may be used;
   (c) to establish the office of one or more development officers;
   (d) to establish a method of making decisions on applications for development permits including the issuing of development permits;
   (e) to provide the manner in which notice of the issuance of a development permit is to be given.

1.2 Control of Development

1. No development other than that designated in Section 1.3 shall be undertaken within the County unless an application for it has been approved and a development permit has been issued.

1.3 Development Not Requiring a Development Permit

1. The following development shall not require a development permit:
   (a) the carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation;
   (b) the completion of a building which was lawfully under construction at the date of the first publication of the official notice required by the Act, provided:
      i) that the building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted; and
      ii) that the building, whether or not a permit was granted in respect of it, is completed within a period of twelve months from the said date of the first publication of the official notice.
   (c) the use of any building as is referred to in Section 1.3.1 (b) for the purpose for which construction was commenced;
   (d) the erection or construction of gates, fences, walls or other means of enclosure (other than on corner lots or where abutting on a road used by vehicular traffic) less than three feet (.91m) in height in front yards and less than six feet (1.83m) in side and rear yards, and the maintenance, improvement and other alterations of any gates, fences, walls or other means of enclosure;
   (e) a temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Bylaw;
   (f) the maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled;
   (g) on parcels of land exceeding 65 acres (26.31 ha), used for agricultural purposes and lying further than one mile (1.61 km) from an incorporated urban municipality, the carrying out of construction, excavation or other operations requisite for the continued use of that land for agricultural purposes. However, the foregoing shall not apply to any building or other structure to be erected within 125 feet (38.10m) of the centre line of any surveyed road or closer than the setback requirements established in PART 8 *Special Land Use Provisions, Highways and Secondary Roads*. This does not excuse the erecting or relocating of any dwelling, mobile home or any other type of living accommodation without obtaining a development permit.

1.4 Non-Conforming Buildings and Uses

1. A non-conforming use of land or a non-conforming use of a building may be continued but if that use is discontinued for a period of six consecutive months or more, any future use of the land or building shall conform with the provisions of the land use bylaw then in effect.
2. A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made thereto or therein.
3. A non-conforming use of part of a lot shall not be extended or transferred in whole or in part to any other part of the lot and no additional buildings shall be erected upon the lot while the non-conforming use continues.
4. A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:
   (a) as may be necessary to make it a conforming building, or
   (b) as the Development Officer considers necessary for the routine maintenance of the building
5. If a non-conforming building is damaged or destroyed to the extent of more than 75 per cent of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with the Land Use Bylaw.
6. The use of land or the use of a building is not affected by reason only of a change of ownership, tenancy or occupancy of the land or building.

1.5 Development Approval Authorities

1. Development Officer

   The office of the Development Officer is hereby established and such office shall be filled by a person or persons to be appointed by resolution of Council. A Development Officer shall:
   (a) perform such duties as are specified in PART 2 of this Bylaw;
   (b) keep and maintain for the inspection of the public during office hours, a copy of this Bylaw and all amendments thereto and ensure that copies are available at a reasonable charge;
   (c) make available for inspection by the public during office hours, a register of all applications for development permits and the decisions made thereon;
   (d) be declared to be an authorized person of Council for the purposes of Section 43 of the Planning Act.
2. Municipal Planning Commission

   The Municipal Planning Commission as established by Bylaw No. 297 shall perform such duties as are specified in PART 2 of this Bylaw.
3. Development Appeal Board

   The Development Appeal Board as established by Bylaw No. 298 shall perform such duties as are specified in PART 3 of this Bylaw.

PART 2. DEVELOPMENT APPLICATION PROCESS

2.1 Application for Development

1. An application for a development permit shall be made to the Development Officer in writing on Form A and shall be accompanied by:
   (a) a site plan showing the legal description and the front, rear, and side yards, if any, and any provision for off-street loading and vehicle parking and entrance and exit points to the site;
   (b) a statement of uses;
   (c) a statement of ownership of land and interest of the applicant therein;
   (d) the estimated commencement and completion dates;
   (e) the estimated cost of the project or contract price;
   (f) the application fee;
   (g) such other information as the Development Officer considers necessary.

2.2 Decision Process

1. The Development Officer shall:
   (a) receive, consider and decide on applications for a development permit for those uses which constitute permitted uses in a district and which comply with the minimum standards for that district, and which have been assigned to him for consideration and decision;
   (b) refer with his recommendations, to the Municipal Planning Commission (acting as the Development Officer) for its consideration and decision, applications for a development permit for those uses which constitute discretionary uses and which have been assigned to it for consideration and decision;
   (c) refer to the Municipal Planning Commission (acting as the Development Officer) at his discretion any application which in his opinion should be decided by the Commission.
2. In making a decision the Development Officer may approve the application unconditionally, or impose conditions considered appropriate, permanently or for a limited period of time or refuse the application.
3. Council may require with respect to a development that as a condition of issuing a development permit, the applicant enter into an agreement to construct or pay for the construction of public roadways or parking areas, to install or pay for the installation of utilities, or to pay an off-site levy or redevelopment levy imposed by bylaw.
4. In the case where an application for a development permit has been refused pursuant to this PART or ultimately after appeal pursuant to PART 3 of this Bylaw, the submission of another application for a permit on the same property and for the same or similar use of the land by the same or any other applicant may not be accepted by the Development Officer for at least 12 months after the date of the previous refusal.
5. In the case where a proposed specific use of land or a building is not provided for in any district in the Bylaw, the Municipal Planning Commission acting as the Development Officer may determine that such use is similar in character and purpose to a permitted or discretionary use prescribed for that district.
6. The Municipal Planning Commission acting as the Development Officer may approve an application for a development permit notwithstanding that the proposed development does not comply with this Bylaw if, in the opinion of the Commission:
   (a) the proposed development would not
      (i) unduly interfere with the amenities of the neighbourhood, or
      (ii) materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
   (b) the proposed development comforms with the use prescribed for the land or building in the Bylaw.

7. An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made on it by the Development Officer within 40 days after receipt of the application by the Development Officer and the person claiming to be affected may appeal in writing as provided for in PART 3 of this Bylaw as though he has received a refusal at the end of the period specified in this subsection.

2.3 Development Permits and Notices

1. A permit granted pursuant to this PART does not come into effect until 15 days after the date an order, decision or development permit is publicized as described in Section 2.3.3 and any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
2. Where an appeal is made pursuant to PART 3 of this Bylaw, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit may be modified or nullified thereby.
3. When a permit has been issued the Development Officer shall:
   (a) immediately post a notice of the decision conspicuously on the property for which the application has been made; and/or
   (b) immediately mail a notice in writing to all adjacent land owners who in the opinion of the Development Officer may be affected; and/or
   (c) immediately publish a notice in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved.
4. If the development authorized by a permit is not commenced within 12 months from the date of its issue, or carried out with reasonable diligence, the permit is deemed to be void, unless an extension to this period has been granted by the Development Officer.
5. A decision of the Development Officer on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
6. When the Development Officer refuses an application for a development permit, the decision shall contain reasons for the refusal.

PART 3. DEVELOPMENT APPEAL PROCESS

3.1 Appeal Procedure

1. An appeal may be made to the Development Appeal Board where a Development Officer:
   (a) refuses or fails to issue a development permit to a person within 40 days of receipt of the application;
   (b) issues a development permit subject to conditions;
   (c) issues an order under PART 5 of this Bylaw.
2. The person applying for the permit or affected by the order, or any other person affected by an order, decision or development permit of a Development Officer may appeal to the Development Appeal Board.
3. An appeal shall be made by serving a written notice of appeal to the Secretary of the Development Appeal Board within 14 days after:
   (a) the date the order, decision or permit issued by the Development Officer was publicized in accordance with Section 2.3.3 or
   (b) the 40 day period referred to in Section 3.1.1(a) has expired.

3.2 Public Hearing

1. Within 30 days of receipt of a notice of appeal, the Board shall hold a public hearing respecting the appeal.
2. The Development Appeal Board shall give at least 5 days notice in writing of the public hearing to:
   (a) the appellant;
   (b) the Development Officer from whose order, decision or development permit the appeal is made;
   (c) the Municipal Planning Commission of the municipality if it is not the Development Officer;
   (d) those adjacent land owners who were notified under Section 2.3.3(b) and any other person who in the opinion of the Development Appeal Board, are affected by the order, decision or permit, and
   (e) such other persons as the Development Appeal Board specifies.
3. The Development Appeal Board shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal including:
   (a) the application for the development permit, its refusal and the appeal therefrom; or
   (b) the order of the Development Officer under PART 5, as the case may be.
4. At the public hearing, the Board shall hear:
   (a) the appellant or any person acting on his/her behalf:
   (b) the Development Officer from whose order, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Officer, that person;
   (c) any other person who was served with notice of the hearing and who wishes to be heard or a person acting on his/her behalf; and
   (d) any other person who claims to be affected by the order, decision or permit and that the Development Appeal Board agrees to hear or a person acting on his/her behalf.

3.3 **Decision**

1. The Development Appeal Board shall give its decision in writing together with reasons for the decision within 15 days of the conclusion of the hearing.
2. A decision made under this part of the Bylaw is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to the Planning Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
   (a) to a judge of the Appellate Division; and
   (b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed.

PART 4. BYLAW AMENDMENT PROCESS

4.1 Application to Amend Bylaw

1. A person may apply to have this Bylaw amended, by applying in writing, furnishing reasons in support of the application and paying the fee therefore required.
2. Council may at any time initiate an amendment to this Bylaw by directing the Development Officer to initiate an application therefore.
3. All applications for amendment to the Land Use Bylaw shall be made to the Council on Form G and shall be accompanied by the following, namely:
   (a) an application fee of $100.00 for each application, but if the proposed amendment is adopted by Council, Council may determine that the whole or part of the application fee be returned to the applicant;
   (b) a certificate of search of the land affected or other documents satisfactory to the Development Officer including the applicant's interest in the said land;
   (c) all drawings required to be submitted shall be drawn on standard drafting material to the satisfaction of the Development Officer and shall be fully dimensioned, accurately figured, explicit and complete;
   (d) any other information deemed necessary by the Development Officer.
4. Council, during deliberation of the Bylaw amendment application, may refer the application to such agencies as it considers necessary for comment.
5. Council may request such information as it considers necessary in order to reach a decision on the proposed amendment.

4.2 Public Hearing

1. All amendments to this Bylaw shall be made by Council by bylaw and in conformance with the requirements of the Planning Act regarding the holding of a public hearing.

PART 5. BYLAW ENFORCEMENT

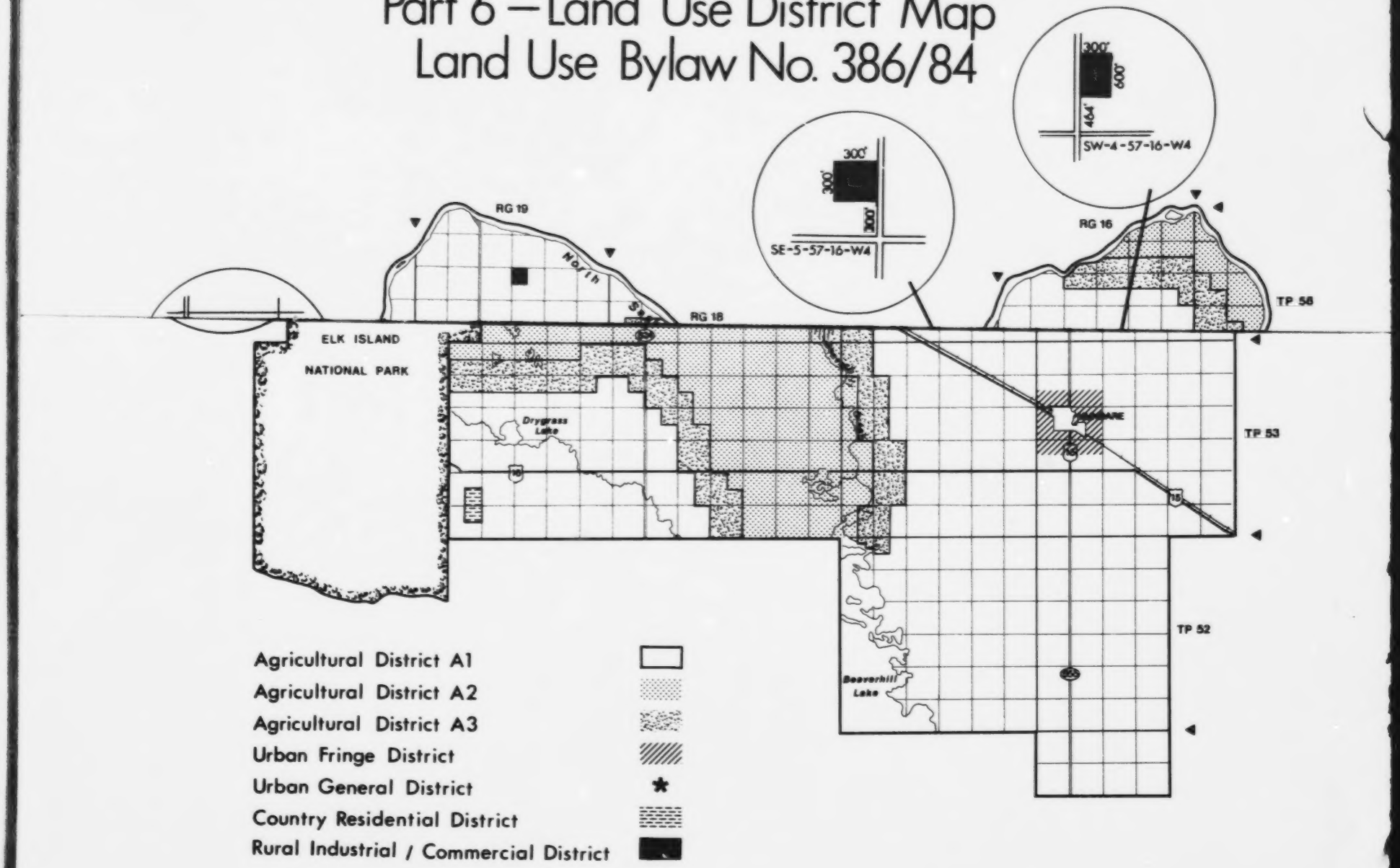
5.1 Contravention and Penalties

1. Where a Development Officer finds that a development or use of land or buildings is not in accordance with:
   (a) the Planning Act or the regulations; or
   (b) a development permit or subdivision approval; or
   (c) the Land Use Bylaw;

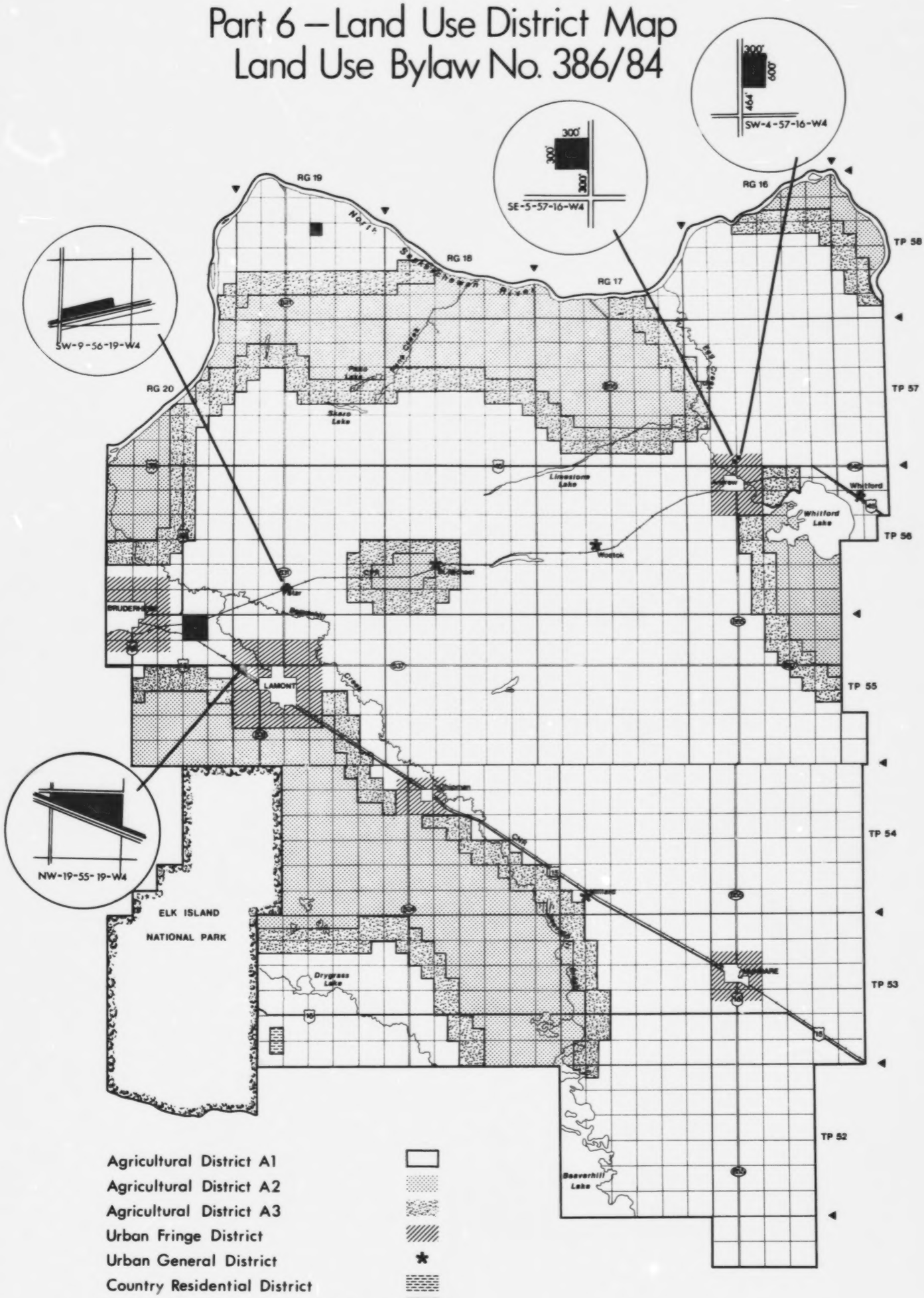
   the Development Officer may, by notice in writing, order the registered owner, the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:
   (i) stop the development or use of the land or buildings in whole or in part as directed by the notice; or
   (ii) demolish, remove or replace the development; or
   (iii) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Planning Act, the regulations, a development permit, subdivision approval or this Bylaw as the case may be.
2. Where a person fails or refuses to comply with an order directed to him under Section 5.1.1 or an order of the Development Appeal Board within the time specified, the Council or a person appointed by it, may, in accordance with the Planning Act, enter upon the land or building and take such action as is necessary to carry out the order.
3. Where the council or a person appointed by it carries out an order, the Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned and that amount shall be collected in the same manner as taxes on land.
4. A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable upon summary conviction to a fine not exceeding $500.00, exclusive of costs.
5. A Development Officer may suspend or revoke a development permit which has not been complied with.

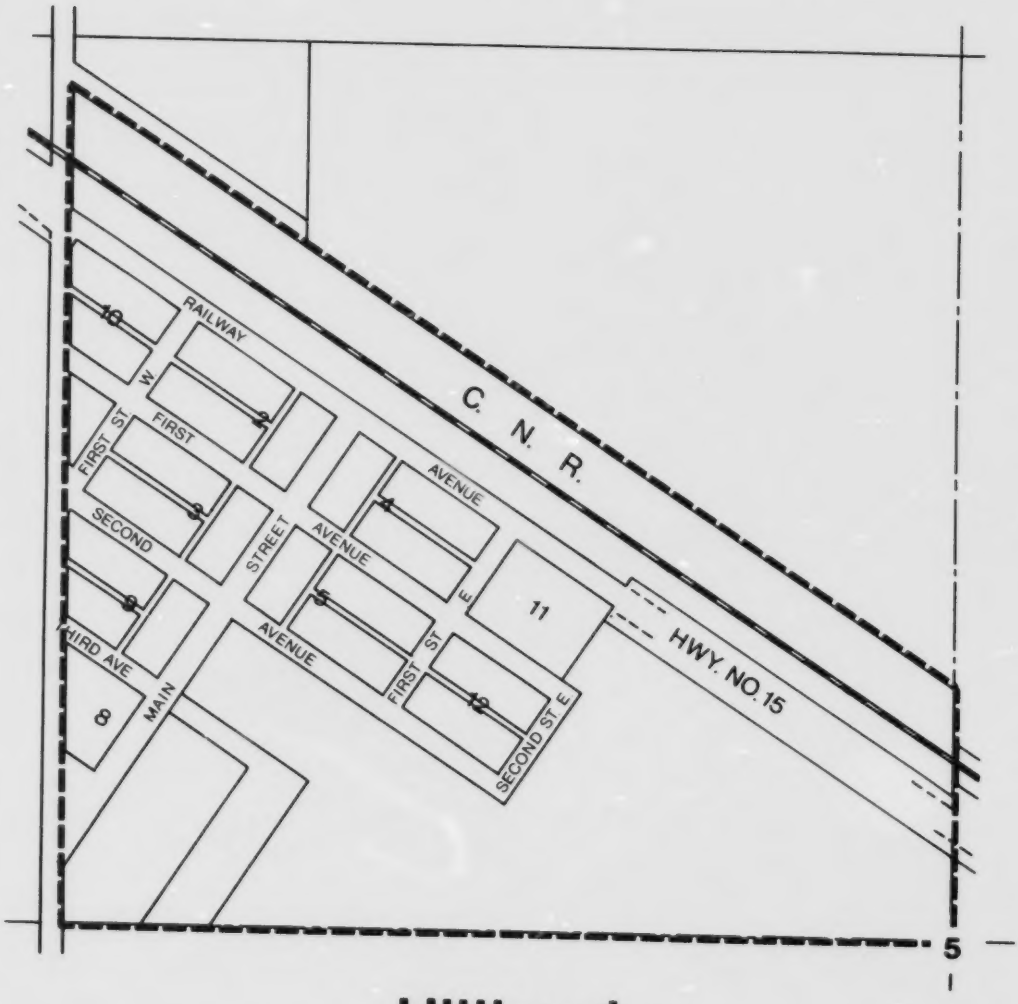
Part 6 Land Use District Map

Part 6 – Land Use District Map
Land Use Bylaw No. 386/84



Part 6 – Land Use District Map
Land Use Bylaw No. 386/84





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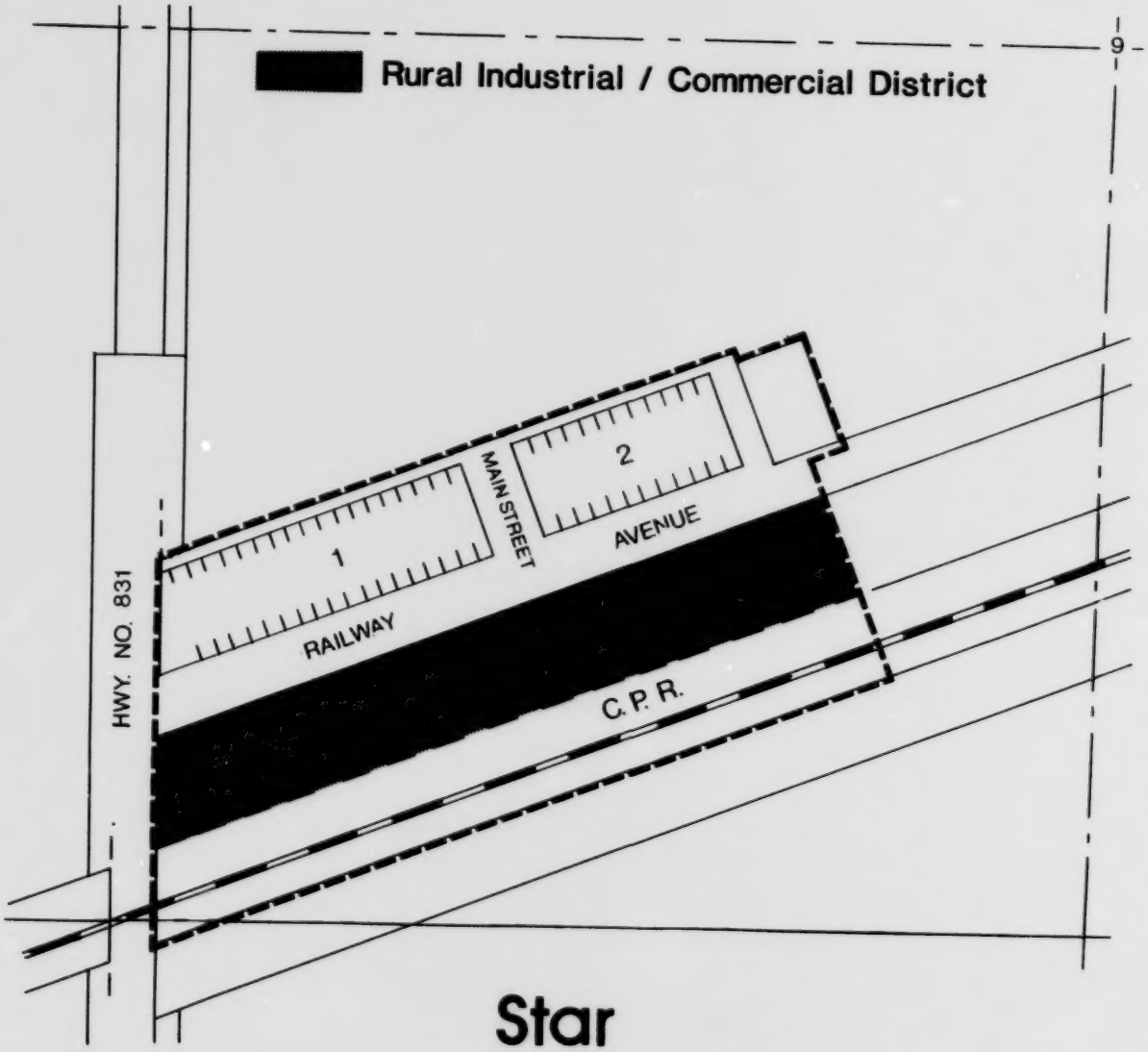
N.W. 1/4 SEC. 5
TP. 54 · RG. 17 · W4M



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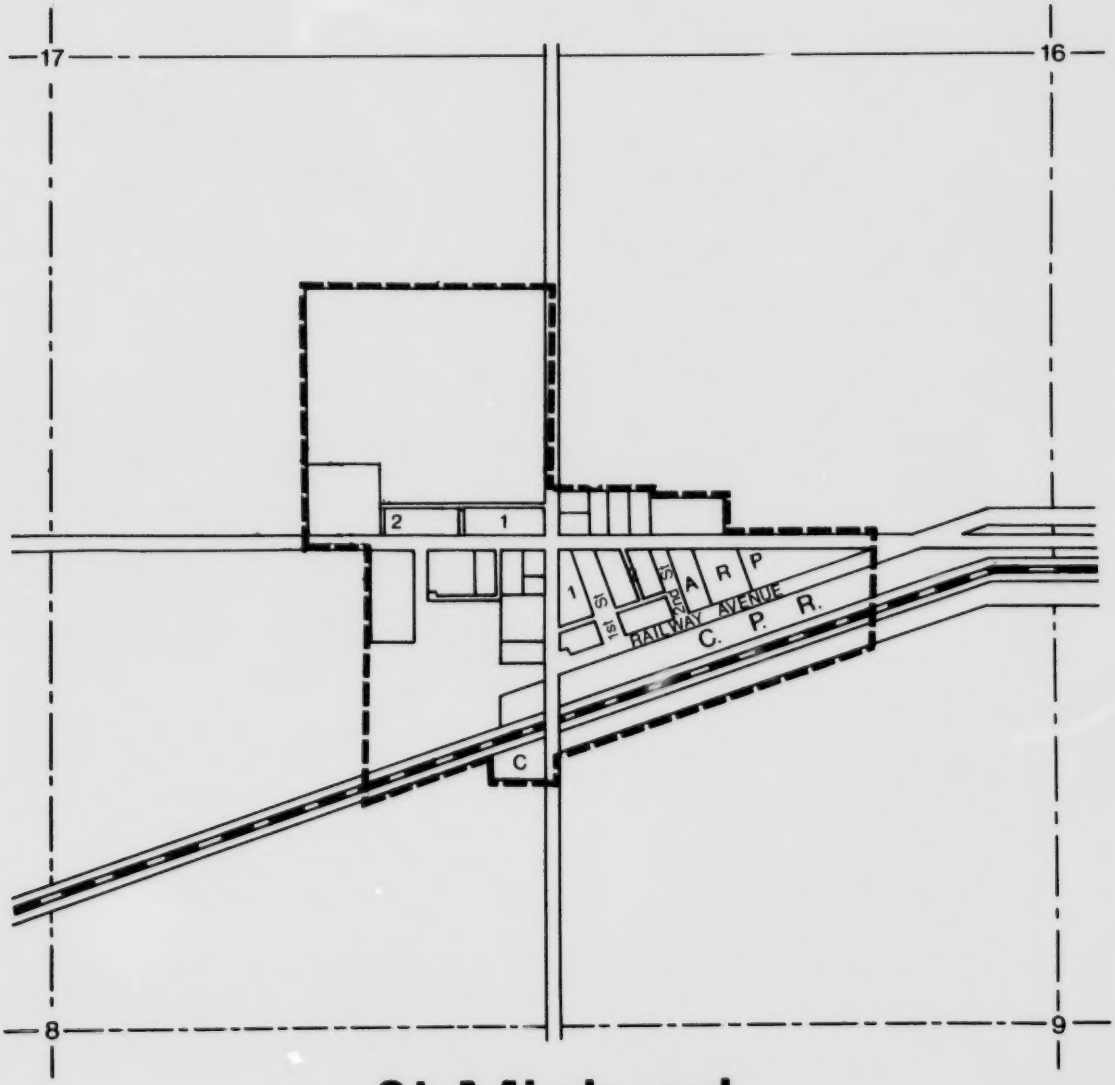
TP. 56 · RG. 19 · W4M



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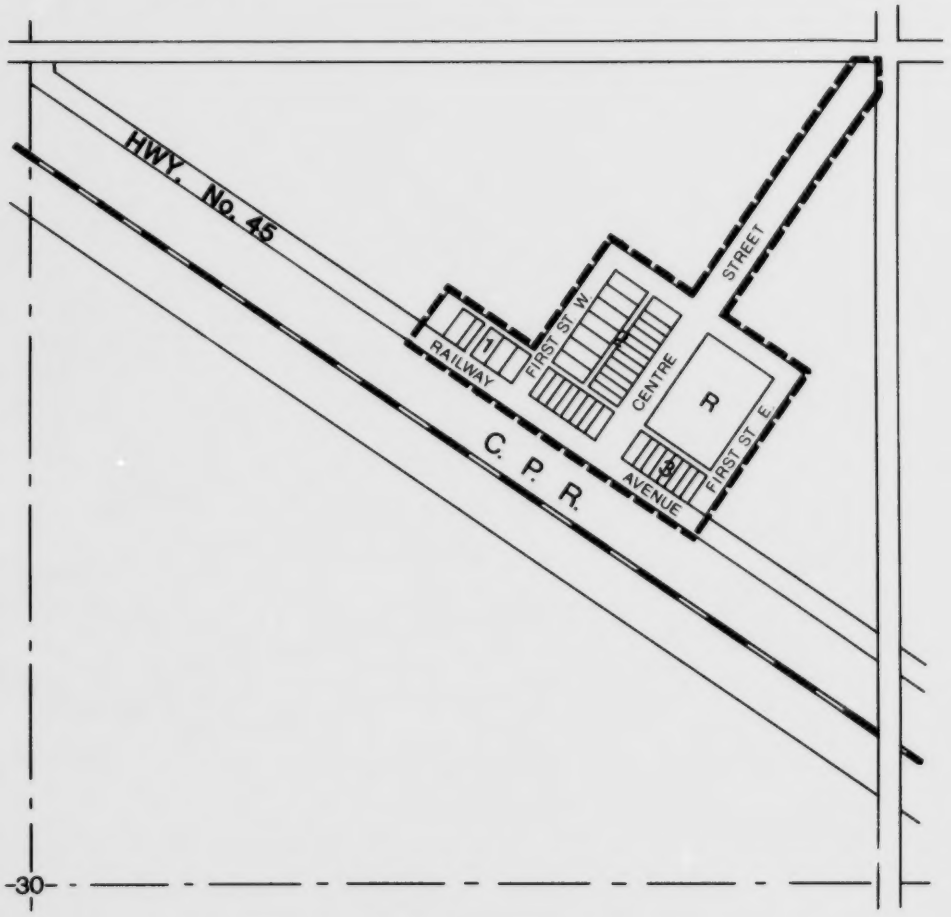
TP. 56·RG. 18·W4M



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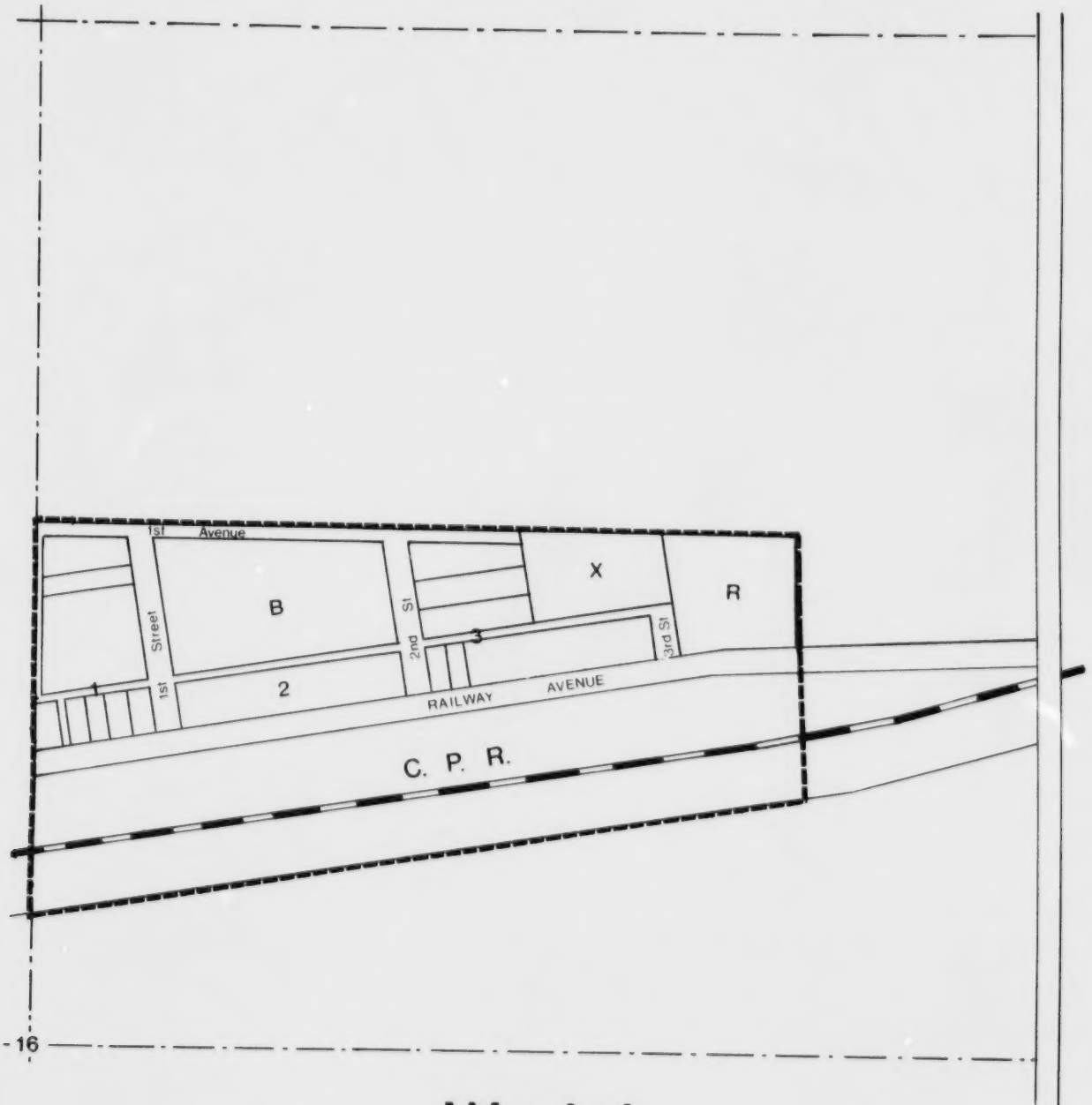
N.E. 1/4 SEC. 30
TP. 56 · RG. 15 · W4M



Wostok

N.E. 1/4 SEC. 16
TP. 56 · RG.17 · W4M

Part 7 Land Use Districts – Uses and Regulations

PART 7. LAND USE DISTRICTS – USES AND REGULATIONS

7.1 Establishment of Land Use Districts

1. For the purpose of this Bylaw the County of Lamont No. 30 is divided into the following districts:

   Agricultural District A1
   Agricultural District A2
   Agricultural District A3
   Urban Fringe District UF
   Urban General District UG
   Country Residential District CR
   Rural Industrial/Commercial District IC

2. The boundaries of the districts listed in Section 7.1.1 are delineated in PART 6, LAND USE DISTRICT MAP.

3. Where uncertainty exists as to the boundaries of the districts as delineated on the LAND USE DISTRICT MAP, the following rules shall apply:

   Rule 1. Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centre line thereof.

   Rule 2. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

   Rule 3. In circumstances not covered by Rules 1 and 2 the location of the district boundary shall be determined as follows:

   (a) where dimensions are set out on the Land Use District Map, by the dimensions so set, or

   (b) where no dimensions are set out on the Land Use District Map with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Map.

4. Where the application of the above rules does not determine the exact location of the boundary of a district, the Council either on its motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary, shall fix the portion of the district boundary in doubt or dispute in a manner consistent with the provisions of this Bylaw and the degree of detail as to measurements and directions as the circumstances may require.

5. After the Council has fixed a district boundary pursuant to the provisions of Section 7.1.4, the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.

6. The Council shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by it.

7.2 AGRICULTURAL DISTRICT A1

1. PURPOSE

The General Purpose of this District is to permit activities associated with primary production, and to conserve large tracts of higher capability agricultural land for agricultural use.

2. PERMITTED USES

(1) Extensive Agriculture
(2) Accessory buildings and uses incidental to the permitted use

3. DISCRETIONARY USES*

(1) Farmsteads
(2) Residential Use as it relates to Fragmented Parcels
(3) Intensive Agriculture
(4) Light Industry on lower capability agricultural land
(5) General Commercial on lower capability agricultural land
(6) Secondary Commercial
(7) Highway Commercial
(8) Natural Resources Extraction Industries
(9) Institutional, Public and Quasi-public Uses
(10) Recreational Uses
(11) Other similar uses as approved by the MPC

* Refer to appropriate SPECIAL LAND USE PROVISIONS in PART 8 of Bylaw

4. REGULATIONS

(1) Minimum Parcel Area – Permitted Uses
  (a) The minimum parcel size for extensive agriculture shall be 80 acres (32.38 ha). The parcel size may be reduced to less than 80 acres (32.38 ha) under the following circumstances:
    (i) an unsubdivided quarter section* containing at least 130 acres (52.61 ha) may be subdivided for extensive agricultural use, provided one of the parcels created contains 80 acres (32.38 ha) more or less. The 80 acre (32.38 ha) parcel so created shall have one of its boundaries following the mid-point line of the quarter section;
    (ii) where a recreational, public, quasi-public or institutional use is allowed;
    (iii) where the parcel is fragmented by a natural or manmade barrier, the fragmented portion may be separated from the balance of the title provided;
      - a residual parcel of at least 65 acres (26.31 ha) is left; and
      - both the residual parcel and fragmented portion have physical access to an improved public roadway; and
      - the fragmented portion contains at least one acre (.40 ha), and a suitable building site.

    *(A quarter section which has been subdivided for a public, quasi-public or institutional use; or for a fragmented parcel, shall be considered as unsubdivided).

(2) Minimum Parcel Area – Discretionary Uses
  (a) As determined by the Municipal Planning Commission unless the use is regulated by the SPECIAL LAND USE PROVISIONS section of the Bylaw.

(3) Yard Dimensions
   (a) Minimum Front Yard Setback
      (i) *Municipal Road* – 125 feet (38.10m) from the centre line of the road.
      (ii) *Secondary Road* – 134 feet (40.84m) from the boundary of the right-of-way or 209 feet (63.70m) from the centre line, whichever is greater.
      (iii) *Highway* – 234 feet (71.32m) from the centre line or 134 feet (40.84m) from the highway right-of-way, whichever is greater.
   (b) Minimum Side Yard Setback – 60 feet (18.29m) or as determined by the Development Officer/Municipal Planning Commission
   (c) Minimum Rear Yard Setback – 60 feet (18.29m) or as determined by the Development Officer/Municipal Planning Commission.

   NOTE: Where there is an intersection or sharp curve, Figures 1 to 7 shall apply.

(4) Minimum Floor Area
   (a) Single Family Dwellings – 750 square feet (69.68 sq. m.).
   (b) Mobile Homes – 600 square feet (55.74 sq. m.).

(5) Development proposals adjacent to a primary or secondary highway shall comply with the SPECIAL LAND USE PROVISIONS for Highways and Secondary Roads.

7.3 AGRICULTURAL DISTRICT A2

1. PURPOSE

The General Purpose of this District is to allow for a wider variety of non-agricultural land uses to occur on those tracts of land containing predominantly lower capability agricultural land.

2. PERMITTED USES

(1) Extensive Agriculture
(2) Accessory buildings and uses incidental to the permitted use

3. DISCRETIONARY USES*

(1) Farmsteads
(2) Residential Use as it relates to Fragmented Parcels
(3) Intensive Agriculture
(4) Industry
(5) Industrial Parks
(6) General Commercial
(7) Secondary Commercial
(8) Highway Commercial
(9) Natural Resources Extraction Industries
(10) Institutional, Public & Quasi-public Uses
(11) Recreational Uses
(12) Other similar uses as approved by MPC

* Refer to appropriate SPECIAL LAND USE PROVISIONS in PART 8 of Bylaw.

4. REGULATIONS

(1) Minimum Parcel Area – Permitted Uses
   (a) The minimum parcel size for extensive agriculture shall be 80 acres (32.38 ha). The parcel size may be reduced to less than 80 acres (32.38 ha) under the following circumstances:
      (i) an unsubdivided quarter section* containing at least 130 acres (52.61 ha) may be subdivided for extensive agricultural use, provided one of the parcels created contains 80 acres (32.38 ha) more or less. The 80 acre (32.38 ha) parcel so created shall have one of its boundaries following the mid-point line of the quarter section;
      (ii) where a recreational, public, quasi-public or institutional use is allowed;
      (iii) where the parcel is fragmented by a natural or manmade barrier, the fragmented portion may be separated from the balance of the title provided;
         - a residual parcel of at least 65 acres (26.31 ha) is left; and
         - both the residual parcel and fragmented portion have physical access to an improved public roadway; and
         - the fragmented portion contains at least one acre (.40 ha), and a suitable building site.

   *(A quarter section which has been subdivided for a public, quasi-public or institutional use; or for a fragmented parcel, shall be considered as unsubdivided).

(2) Minimum Parcel Area – Discretionary Uses
   (a) As determined by the Municipal Planning Commission unless the use is regulated by the SPECIAL LAND USE PROVISIONS section of the Bylaw.

(3) Yard Dimensions
   (a) Minimum Front Yard Setback
      (i) *Municipal Road* – 125 feet (38.10m) from the centre line of the road.
      (ii) *Secondary Road* – 134 feet (40.84m) from the boundary of the right-of-way or 209 feet (63.70m) from the centre line, whichever is greater.
      (iii) *Highway* – 234 feet (71.32m) from the centre line or 134 feet (40.84m) from the highway right-of-way, whichever is greater.
   (b) Minimum Side Yard Setback – 60 feet (18.29m) or as determined by the Development Officer/Municipal Planning Commission
   (b) Minimum Rear Yard Setback – 60 feet (18.29m) or as determined by the Development Officer/Municipal Planning Commission.

   NOTE: Where there is an intersection or sharp curve, Figures 1 to 7 shall apply.

(4) Minimum Floor Area
   (a) Single Family Dwelling – 750 square feet (69.68 sq. m.).
   (b) Mobile Homes – 600 square feet (55.74 sq. m.).

(5) Development proposals adjacent to a primary or secondary highway shall comply with the SPECIAL LAND USE PROVISIONS for Highways and Secondary Roads.

7.4 AGRICULTURAL DISTRICT A3

1. PURPOSE

The General Purpose of this District is to establish a zone of transition between Agricultural District A1 and Agricultural District A2. This district may permit a variety of non-agricultural uses provided they do not jeopardize or conflict with surrounding agricultural activities.

2. PERMITTED USES

Lower Capability Agricultural Land

(1) Extensive Agriculture
(2) Accessory building and uses incidental to the permitted use

Higher Capability Agricultural Land

(1) Extensive Agriculture
(2) Accessory buildings and uses incidental to the permitted use

3. DISCRETIONARY USES*

Lower Capability Agricultural Land

(1) Farmsteads
(2) Residential Use as it relates to Fragmented Parcels
(3) Intensive Agriculture
(4) Light Industry
(5) General Commercial
(6) Secondary Commercial
(7) Highway Commercial
(8) Natural Resource Extraction Industries
(9) Institutional, Public and Quasi-public Uses
(10) Recreational Uses
(11) Other similar uses as approved by the MPC

Higher Capability Agricultural Land

(1) Farmsteads
(2) Residential Use as it relates to Fragmented Parcels
(3) Intensive Agriculture
(4) Secondary Commercial
(5) Highway Commercial
(6) Natural Resource Extraction Industries
(7) Institutional, Public and Quasi-Public Uses
(8) Recreational Uses
(9) Other similar uses as approved by the MPC

* Refer to appropriate SPECIAL LAND USE PROVISIONS in Part 8 of Bylaw.

NOTE: Discretionary uses within the district may only be permitted if they do not, in the opinion of the MPC, jeopardize or conflict with surrounding agricultural activities.

4. REGULATIONS

(1) Minimum Parcel Area – Permitted Uses

(a) The minimum parcel size for extensive agriculture shall be 80 acres (32.38 ha). The parcel size may be reduced to less than 80 acres (32.38 ha) under the following circumstances:

(i) an unsubdivided quarter section* containing at least 130 acres (52.61 ha) may be subdivided for extensive agricultural use, provided one of the parcels created contains 80 acres (32.38 ha) more or less. The 80 acre (32.38 ha) parcel so created shall have one of its boundaries following the mid-point line of the quarter section;

(ii) where a recreational, public, quasi-public or institutional use is allowed;

(iii) where the parcel is fragmented by a natural or manmade barrier, the fragmented portion may be separated from the balance of the title provided;

- a residual parcel of at least 65 acres (26.31 ha) is left; and
- both the residual parcel and fragmented portion have physical access to an improved public roadway; and
- the fragmented portion contains at least one acre (.40 ha), and a suitable building site.

*(A quarter section which has been subdivided for a public, quasi-public or institutional use; or for a fragmented parcel, shall be considered as unsubdivided).

(2) Minimum Parcel Area – Discretionary Uses

(a) As determined by the Municipal Planning Commission unless the use is regulated by the SPECIAL LAND USE PROVISIONS section of the Bylaw.

(3) Yard Dimensions
   (a) Minimum Front Yard Setback
      (i) *Municipal Road* – 125 feet (38.10m) from the centre line of the road.
      (ii) *Secondary Road* – 134 feet (40.84m) from the boundary of the right-of-way or 209 feet (63.70m) from the centre line, whichever is greater.
      (iii) *Highway* – 234 feet (71.32m) from the centre line or 134 feet (40.84m) from the highway right-of-way, whichever is greater.
   (b) Minimum Side Yard Setback – 60 feet (18.29m) or as determined by the Development Officer/Municipal Planning Commission
   (c) Minimum Rear Yard Setback – 60 feet (18.29m) or as determined by the Development Officer/Municipal Planning Commission.

   NOTE: Where there is an intersection or sharp curve, Figures 1 to 7 shall apply.

(4) Minimum Floor Area
   (a) Single Family Dwellings – 750 square feet (69.68 sq. m.).
   (b) Mobile Homes – 600 square feet (55.74 sq. m.).

(5) Development proposals adjacent to a primary or secondary highway shall comply with the SPECIAL LAND USE PROVISIONS for Highways and Secondary Roads.

7.5 URBAN FRINGE DISTRICT UF

1. PURPOSE

The General Purpose of this District is to provide for orderly development around incorporated towns and villages.

2. PERMITTED USES

(1) Extensive Agriculture
(2) Accessory buildings and uses incidental to the permitted use.

3. DISCRETIONARY USES*

(1) Farmsteads
(2) Residential use as it relates to Fragmented Parcels
(3) Secondary Commercial
(4) Natural Resource Extraction Industries
(5) Institutional, Public and Quasi-public Uses
(6) Recreational Uses
(7) Other similar uses as approved by the MPC

* Refer to appropriate SPECIAL LAND USE PROVISIONS in PART 8 of Bylaw

4. REGULATIONS

(1) Minimum Parcel Area – Permitted Uses
  (a) The minimum parcel size for extensive agriculture shall be 80 acres (32.38 ha). The parcel size may be reduced to less than 80 acres (32.38 ha) under the following circumstances:
    (i) an unsubdivided quarter section* containing at least 130 acres (52.61 ha) may be subdivided for extensive agricultural use, provided one of the parcels created contains 80 acres (32.38 ha) more or less. The 80 acre (32.38 ha) parcel so created shall have one of its boundaries following the mid-point line of the quarter section;
    (ii) where a recreational, public, quasi-public or institutional use is allowed;
    (iii) where the parcel is fragmented by a natural or manmade barrier, the fragmented portion may be separated from the balance of the title provided;
      - a residual parcel of at least 65 acres (26.31 ha) is left; and
      - both the residual parcel and fragmented portion have physical access to an improved public roadway; and
      - the fragmented portion contains at least one acre (.40 ha), and a suitable building site.

  *(A quarter section which has been subdivided for a public, quasi-public or institutional use; or for a fragmented parcel, shall be considered as unsubdivided).

(2) Minimum Parcel Area – Discretionary Uses
  (a) As determined by the Municipal Planning Commission unless the use is regulated by the SPECIAL LAND USE PROVISIONS section of the Bylaw.

(3) Yard Dimensions
  (a) Minimum Front Yard Setback
    (i) *Municipal Road* – 125 feet (38.10m) from the centre line of the road.
    (ii) *Secondary Road* – 134 feet (40.84m) from the boundary of the right-of-way or 209 feet (63.70m) from the centreline, whichever is greater.
    (iii) *Highway* – 234 feet (71.32m) from the centre line or 134 feet (40.84m) from the highway right-of-way, whichever is greater.
  (b) Minimum Side Yard Setback – 60 feet (18.29m) or as determined by the Development Officer/Municipal Planning Commission.
  (c) Minimum Rear Yard Setback – 60 feet (18.29m) or as determined by the Development Officer/Municipal Planning Commission.

  NOTE: Where there is an intersection or sharp curve, Figures 1 to 7 shall apply.

(4) Minimum Floor Area
   (a) Single Family Dwelling – 750 square feet (69.68 sq. m.)
   (b) Mobile Home – 600 square feet (55.74 sq. m.).

(5) Development proposals adjacent to a primary or secondary highway shall comply with the SPECIAL LAND USE PROVISIONS for Highways and Secondary Roads.

(6) All applications for development permits within an Urban Fringe District shall be submitted to the urban municipality located within that area for comments prior to a decision on a permit. The Development Officer/Municipal Planning Commission shall give due consideration to such comments but shall not be bound by the recommendation of the municipality.

7.6 URBAN GENERAL DISTRICT UG

1. PURPOSE

The General Purpose in this district is to allow a variety of urban-type uses within the hamlets of St. Michael, Star, Hilliard, Whitford and Wostok.

2. PERMITTED USES*

(1) One Family Dwellings
(2) Accessory Buildings and Uses

3. DISCRETIONARY USES*

(1) Duplexes
(2) Home Occupations
(3) Institutional, Public and Quasi-public Uses
(4) Mobile Homes
(5) Mobile Home Parks
(6) Offices
(7) Highway Commercial Uses
(8) Recreational Uses
(9) General Commercial Uses
(10) Light Industry
(11) Other similar uses as approved by the MPC

No use to be established that is, or will become, obnoxious by way of noise, odour or fumes.

* Refer to appropriate SPECIAL LAND USE PROVISIONS in PART 8 of Bylaw

4. REGULATIONS

(1) Minimum Lot Size

(a) One Family Dwellings and Mobile Homes

	Width (feet)	*Area (square feet)*
Unserviced	100 (30.48m)	20,000 (1858.00 sq.m)
Both services	50 (15.24m)	6,000 (557.40 sq.m)
Sewerage only	100 (30.48m)	10,000 (929.00 sq.m)
Water only	100 (30.48m)	15,000 (1393.50 sq.m)

(b) All other uses – as required by the Municipal Planning Commission.

(2) Minimum Floor Area

(a) Single Family Dwellings – 750 square feet (69.68 sq. m)
(b) Duplexes – 1200 square feet (111.48 sq. m)
(c) Mobile Homes – 600 square feet (55.74 sq. m)
(d) All other uses – as required by the Municipal Planning Commission.

(3) Minimum Yard Dimensions

(a) Residential: Front yard – 15 feet (4.57m)
Rear yard – 25 feet (7.62m)
Side yard – 10% of lot width but not less than 5 feet (1.52m) each

(b) Commercial: Retail stores built adjacent to existing similar uses may be built without front or side yard setbacks where there is lane access. When there is no lane access – one side yard of at least 15 feet (4.57m) shall be provided.

(c) All other uses – as required by the Municipal Planning Commission.

(4) At the discretion of the Municipal Planning Commission, the above regulations may be varied where special circumstances exist.

(5) Minimum Servicing Standards

All development must be provided with sanitary facilities pursuant to the Plumbing and Drainage Regulations and the Provincial Board of Health Regulations.

7.7 COUNTRY RESIDENTIAL DISTRICT CR

1. PURPOSE

The General Purpose of this District is to regulate the development of country residences.

2. PERMITTED USES

(1) One Family Dwellings
(2) Accessory buildings and uses (consisting of private garages, tool shed and patio).

3. DISCRETIONARY USES*

(1) Extensive Agriculture
(2) Institutional, Public or Quasi-public Uses
(3) Mobile Homes
(4) Recreational and Associated Uses
(5) Accessory Buildings and Uses
(6) Other similar uses as approved by the MPC

* Refer to appropriate SPECIAL LAND USE PROVISIONS in PART 8 of Bylaw.

4. REGULATIONS

(1) Minimum Parcel Area
  (a) One Family Dwelling and Mobile Homes
  Not less than one acre (.40 ha.) and not more than three acres (1.21 ha.) per parcel.
  No fur-bearing animals, fowl or livestock other than domestic pets may be kept on the parcel EXCEPT that one saddle pony may be permitted on each isolated site.
  (b) All other uses – as required by the Municipal Planning Commission.

(2) Minimum Floor Area
  (a) One Family Dwellings – 1000 square feet (92.90 sq. m). or at the discretion of the Development Officer.
  (b) All other uses – as required by the Municipal Planning Commission.

(3) Minimum Yard Dimensions
  (a) From Internal Roads
    (i) One Family Dwellings and Mobile Homes
      Front Yard – 25 feet (7.62m)
      Rear Yard – 25 feet (7.62m)
      Side Yard – 20 feet (6.10m)
    (ii) Other uses as required by the Development Officer/Municipal Planning Commission.
  (b) From Public Roads – All uses 125 feet (38.10m) from centre line of road allowance.

(5) Minimum Servicing Standards
  (a) Country residences must be provided with sanitary facilities pursuant to the Plumbing and Drainage Regulations and the Provincial Board of Health Regulations. A development permit for country residential purposes shall not be issued until approval of the proposed type of on-site sewage disposal system is received from the Plumbing Inspection Branch of Alberta Labour, and the local health unit.
  (b) The quantity and quality of on-site water must be to the satisfaction of the Development Officer/Municipal Planning Commission.

7.8 RURAL INDUSTRIAL/COMMERCIAL DISTRICT IC

1. PURPOSE

The General Purpose of this District is to accommodate industrial and commercial uses in a rural area.

2. PERMITTED USES*

(1) Warehousing and Storage
(2) Accessory buildings and uses incidental to the permitted use

3. DISCRETIONARY USES*

(1) Extensive Agriculture
(2) General Commercial Uses
(3) Rural Industrial Uses
(4) Natural Resources Extraction Industries
(5) Public Utility Uses
(6) Other similar uses as approved by the MPC

* Refer to appropriate SPECIAL LAND USE PROVISIONS in PART 8 of Bylaw.

4. REGULATIONS

(1) Minimum Parcel Area – Permitted and Discretionary Uses
  (a) As approved by the Development Officer/Municipal Planning Commission

(2) Yard Dimensions
  (a) Minimum Front Yard Setback
    (i) *Municipal Road* – 125 feet (38.10m) from the centre line of the road.
    (ii) *Secondary Road* – 134 feet (40.84m) from the boundary of the right of way or 209 feet (63.70m) from the centre line, whichever is greater.
    (iii) *Highway* – 234 feet (71.32m) from the centre line or 134 feet (40.84m) from the highway right-of-way, whichever is greater.
  (b) Minimum Side Yard – 60 feet (18.29m) or as determined by the Development Officer/ Municipal Planning Commission.
  (c) Minimum Rear Yard – 60 feet (18.29m) or as determined by the Development Officer/ Municipal Planning Commission.
  (d) In the case of an internal road system, the minimum yard dimensions shall be as established by the Development Officer/Municipal Planning Commission.

  NOTE: Where there is an intersection or sharp curve, Figures 1 to 7 shall apply.

(3) Development proposals adjacent to a primary or secondary highway shall comply with the SPECIAL LAND USE PROVISIONS for Highways and Secondary Roads.

Part 8 Special Land Use Provisions

PART 8. SPECIAL LAND USE PROVISIONS

8.1 Site Conditions

1. The Development Officer may prescribe setback and/or buffering requirements for uses which may be physically or visually incompatible with nearby land uses.
2. The Development Officer may require the retention of trees or additional planting of such type and extent as considered necessary.
3. The Development Officer shall make use of the Alberta Environment Land Conservation Guidelines in determining appropriate setbacks from the top of the bank of any river, creek or watercourse. In no case shall the minimum setback be less than 75 feet (22.86m). No structures of any kind shall be permitted within this setback area.
4. A site plan detailing how vegetation, topography disturbance or erosion is to be minimized may be required by the Development Officer prior to the issuance of a development permit.
5. No buildings, fences, trees, haystacks or other similar obstructions to visibility shall be permitted at the intersection of two roads (see Figures 1 to 7).

8.2 Referral of Applications

1. Historical Resources
   (a) Historical or archaeological sites identified pursuant to the Alberta Historical Resources Act shall be protected in accordance with the guidelines established by Alberta Culture.
   (b) In addition to any sites identified in (a) above, an application for a development permit which may significantly impact the following sites shall be submitted to Alberta Culture for comment prior to a development permit being issued:
   Star-Peno Greek Catholic Church (NE 28-56-19-W4)
   Pakan Ferry Landing (NW 12-58-17-W4)
   Moscow Hall (NE 33-51-16-W4)
   St. Basil's Monastery (NW 10-53-16-W4)
   Chapel (SE 34-53-16-W4)
   The Grotto (SE 5-57-19-W4)
   Church (SE 34-53-18-W4)
   Ross Creek Church (SE 14-53-19-W4)
   St. Nicholas Catholic Church (NW 35-55-18-W4)
   Original Chapel-Basilian Fathers (NW 10-53-16-W4)
   St. Jacob's Church (SE 1-54-17-W4)
   St. Michael Roman Catholic Church (SE 17-56-18-W4)
   Mundare Old Hospital (SE 30-53-16-W4)
   Greek Orthodox Church, Wostok (NW 14-56-17-W4)
   Greek Orthodox Church (SW 23-56-18-W4)
   Church (NE 36-53-15-W4)
   Roman Catholic Church (SE 15-54-17-W4)
   Greek Catholic Church (SE 15-54-17-W4)
   Greek Orthodox Church (SW 22-56-16-W4)
   Greek Orthodox Church (SW 1-58-16-W4)
2. Key Wildlife Areas

   Development permit applications within or adjacent to a Key Wildlife Area, as identified on Map B of the General Municipal Plan, By-law No. 383/84, may at the discretion of the Development Officer be referred to the Fish and Wildlife Division of Alberta Energy and Natural Resources for comment prior to a development permit being issued.

3. Elk Island National Park

   All subdivision and development proposals within one mile (1.61 km) of Elk Island National Park shall be referred to the Director, Western Region, Parks Canada for comment prior to a development permit being issued.

4. Secondary Roads

   Development permit applications within 500 feet (152.40m) of the right-of-way of a secondary road may at the discretion of the Development Officer be referred to the District Highway Engineer for comments prior to a development permit being issued.

5. Proximity to Intensive Livestock Operations

   Development permit applications for uses within close proximity (as determined by the Development Officer) to an intensive livestock operation may be referred to the District Agriculturist for comments and for assistance in calculating the Minimum Distance Separation formula.

8.3 Key Wildlife Areas

1. The Development Officer may request the submission of a site plan for development proposals located within a Key Wildlife Area as shown on Map B of the General Municipal Plan By-law No. 383/84. This site plan is to detail how vegetation and topography disturbance is to be minimized.

8.4 Natural Resource Extraction Industries

1. Where not required to do so by the Province, the proponent of a resource extraction industry shall be required to submit a reclamation plan to Council for its approval before a development permit is issued.
2. A development permit shall not be issued for a sand, gravel, clay or marl operation which will disturb 5 acres (2.02 ha) or more of land until the proponent submits and receives approval of a reclamation plan from Alberta Environment.
3. Where not required to do so by the Province, the proponent of a resource extraction industry shall be required to post with the County a performance bond or similar security in order to ensure that reclamation will be completed.
4. A disturbed area shall be reclaimed to:
   (a) at least its former capability for agriculture; or
   (b) any other use which Council feels will be more beneficial to the County.
5. At the time of application, the proponent of a new or expanding resource extraction industry shall identify all municipal servicing costs associated with the development.

8.5 Commercial Development

1. Commercial development shall not be permitted within the Agricultural District A1 unless:
   (a) it locates on lower capability agricultural land; and
   (b) it directly serves the agricultural community; and
   (c) it will not conflict with surrounding land uses; or notwithstanding the above items:
      (i) it is a Highway Commercial use; or
      (ii) it is a Secondary Commercial use.
2. All site regulations and development requirements shall be based upon the type of development proposed and shall be at the discretion of the Municipal Planning Commission.
3. At the time of application, the proponent of a commercial activity shall identify all municipal servicing costs associated with the development.

8.6 Industrial Development

1. An application for the establishment of an industry in a rural area shall be considered by the Municipal Planning Commission which may request advisory comment from the following authorities whose interest or jurisdiction may be affected:
   (a) Provincial Director of Planning
   (b) Alberta Tourism and Small Business
   (c) Alberta Transportation
   (d) Alberta Agriculture
   (e) Alberta Environment
   (f) Alberta Energy and Natural Resources
   (g) Parks Canada
   (h) Vegreville Health Unit

   or any other authorities as may be determined by the Municipal Planning Commission. The Municipal Planning Commission shall request that such comments be made in writing.

2. Each application for industrial development shall be accompanied by the following information:
   (a) location
   (b) type of industry
   (c) size of buildings
   (d) number of employees
   (e) estimated water demand and anticipated source
   (f) type of effluent and method of treatment
   (g) transportation routes to be used (rail and road)
   (h) reason for specific location
   (i) any accessory works required (pipeline, railway spurs, powerlines, etc.)
   (j) anticipated residence location of employees
   (k) municipal servicing costs associated with the development

   and/or any other information as may be reasonably required by the Development Officer/ Municipal Planning Commission.

3. All site regulations and development requirements shall be based upon the type of industrial development proposed and shall be at the discretion of the Development Officer/Municipal Planning Commission.

4. A development permit for a proposed light industrial use in Agricultural District A1 may only be issued if:
   (a) it is located on lower capability agricultural land; and
   (b) the proponent can demonstrate a unique site requirement; and
   (c) it will not conflict with surrounding land uses; and
   (d) it directly services the agricultural community.

5. A development permit for a proposed light industrial use in Agricultural District A3 may only be issued if:
   (a) it is located on lower capability agricultural land; and
   (b) it does not jeopardize or conflict with surrounding agricultural land uses.

6. In addition to any or all of the information required under Section 2, each application for an industrial park shall be accompanied by the following information:
   (a) physical suitability of site with respect to soils, slopes and drainage
   (b) the size and number of parcels and proposed phasing
   (c) the type and level of exhaust which may be emitted into the atmosphere
   (d) servicing requirements and provisions for meeting them
   (e) costs associated with providing new or upgraded municipal services associated with the development.

8.7 Recreational Development

1. Recreational development may only be allowed to locate on lower capability agricultural land. This restriction may be waived if Council feels the benefits of the development to the surrounding community justify the use of higher capability agricultural land.
2. The proponent of a recreational activity shall identify, to Council's satisfaction, all municipal servicing costs associated with the development.

8.8 Intensive Agricultural Operations

1. The following are the minimum sizes of various types of livestock operations which are considered to be intensive livestock operations for the purpose of this Bylaw. Such operations must be at a housing density of more than one animal unit* per 3229.28 square feet (300.00 sq. m) and be occupied at least 90 consecutive days per year.

	Open Feedlot (animals)	*Total Building Confinement (animals)*
Beef Feeders	54	180
Beef Cows	36	120
Beef Replacement Heifers	72	240
Dairy Cows (milking herd)	50 (loose housing)	85
Hogs – Sows – farrow to finish		20
– Sows – farrow to wean		65
– Feeders		180
Poultry		
– Hens Caged		6250
– Hens on Litter		15000
– Broilers		30000
– Turkeys	7400	12000
Horses	120	

* (For the animal equivalent to one animal unit, consult the *Confinement Livestock Facilities Waste Management Code of Practice,* published jointly by Alberta Agriculture and Alberta Environment).

2. All development proposals shall be considered and decided upon by the Municipal Planning Commission based upon their individual merit. Consideration should be given to such items as:
   (a) site selection
   (b) waste disposal
   (c) distance from roads and watercourses
   (d) requirements of the land use district
   (e) distance from urban municipalities and hamlets
3. In addition to other applicable criteria, development permit applications for the establishment or expansion of intensive livestock operations shall be evaluated according to the specifications of the Minimum Distance Separation Formula. (The Minimum Distance Separation Formula is a siting formula developed to aid in determining setbacks and isolation distances for both farm and non-farm uses in relation to intensive livestock operations, and vice versa. For further information on the Formula consult the *Confinement Livestock Facilities Waste Management Code of Practice*).

4. At the discretion of the Municipal Planning Commission, development permit applications for new or expanding intensive livestock operations may be referred to the District Agriculturist and Local Health Unit for comments prior to the issuance of a development permit.
5. The minimum setback requirements as determined by the Minimum Distance Separation Formula shall be applied to development permit applications for non-farm uses in the vicinity of intensive livestock operations.
6. Livestock breeding, fattening, milking or holding operations shall only be permitted within 1.6 km (1 mile) of a hamlet, if the presence of livestock will not hinder the subdivision or development of land in the hamlet in the foreseeable future.

8.9 Single Lot Separations For Farmsteads and Fragmented Parcels

1. Only one farmstead separation may be permitted on each unsubdivided * quarter section.
   (* A quarter section which has been subdivided for a public, quasi-public, or institutional use or for a fragmented parcel, shall be considered as unsubdivided).
2. Where a farmstead is to be subdivided from a quarter section, the farmstead shall:
   (a) have a habitable residence
   (b) have a suitable water well
   (c) have electrical power service
   (d) be a minimum of one acre (.40 ha.) and a maximum of three acres (1.21 ha.) in size. Where shelterbelts, fences, driveways or other natural or physical features are considered part of the farmstead, the size of the parcel may be increased following an inspection of the site.
3. Where a farmstead has been separated from a quarter section, it shall be regarded as a country residential site for the purposes of this Bylaw.
4. Where a parcel is fragmented by a natural or manmade barrier, the fragmented portion may be separated from the balance of the title provided:
   (a) a residual parcel of at least 65 acres (26.31 ha) is left; and
   (b) both the residual parcel and the fragmented portion have physical access to an improved public roadway; and
   (c) the fragmented portion contains at least one acre (.40 ha) and has a suitable building site in accordance with the provisions of each District.
5. Where parcels have been registered for use as a residential sites and are non-conforming in terms of size, the Municipal Planning Commission may consider the approval of a development permit application.
6. The minimum setback requirements as determined by the Minimum Distance Separation Formula shall be applied to all development permit and subdivision proposals for country residential use within the vicinity of an intensive livestock operation.

8.10 Multi-Lot Country Residential Development

1. In accordance with the policies of the County of Lamont General Municipal Plan, Bylaw No. 383/84, multi-lot country residential development may be permitted. Prior to the subdivision of more than one parcel per quarter section for country residential purposes, reclassification of the subject land to the Country Residential District shall be required.

2. When reviewing a proposal for the creation of more than one parcel for Country Residential purposes, the County Council shall have regard for the following:
   (a) agricultural capability of the land
   (b) access
   (c) water quality and quantity
   (d) sewage disposal
   (e) anticipated costs and benefits to the County
   (f) existing supply of vacant country residential lots
   (g) site design
   (h) reserves
   (i) development agreement
   (j) specifications of the Minimum Distance Separation Formula regarding proximity to intensive livestock operations.

8.11 Highways and Secondary Roads

1. Any development permit issued for development within .5 mile (.80 km) of the boundary of the right-of-way of a highway shall be issued subject to approval of the development by Alberta Transportation.
2. All applications for development permits within 500 feet (152.40 m) of the right-of-way of a secondary road shall be referred to the District Highway Engineer for comments prior to a development permit being issued.
3. On a parcel of land located at the intersection of two roadways, no development shall be permitted within the areas illustrated in Figures 1, 2, 3, 4 and 5.
4. On a parcel of land located in the inside of a road curve, no development shall be permitted within the areas illustrated in Figure 6.
5. No development shall be located so that access or egress to a secondary road is within 500 feet (152.40 m) of the beginning or end of a road curve of greater than two degrees, or within 1000 feet (304.80 m) of the intersection of two roads as illustrated in Figures 1, 2, 3, 4 and 5.
6. Access or egress to a secondary road may not be permitted where it would be:
   (a) less than 500 feet (152.40 m) from an existing access or egress on the same side of the road;
   (b) less than 500 feet (152.40 m) from a bridge;
   (c) less than 500 feet (152.40 m) from an at-grade railway crossing;
   (d) at a point where the gradient of the road is in excess of 3 percent when the existing surveyed road has been constructed to secondary road standards in the case of an existing surveyed road not constructed to secondary road standards, access or egress will be permitted only if construction to secondary road standards is expected within two years and the grade will then be less than 3 percent.
7. The planting of trees adjacent to roadways shall be in accordance with the requirements of Figures 1, 2, 3, 4, 5 and 6.

8.12 Subdivision of Land

1. Where the development of land involves a subdivision of land, no development permit shall be issued until the application has been submitted to the Director of Planning and written evidence received by the Development Officer that the necessary subdivision has the approval of the Director of Planning.
2. The number of dwelling units permitted on any parcel of land shall not exceed one except when the second dwelling unit is proposed to be constructed or located on a lot of 80 acres (32.38 ha) or more.

3. A Development Officer may issue a development permit to a person that would permit the construction or location of more than one dwelling unit on a lot if the 2nd or additional dwelling unit:
   (a) is to be occupied by a person who is engaged on a full-time basis for at least 6 months each year in an agricultural pursuit;
   (b) is contained in a building that, or in buildings each of which, is designed for or divided into 2 or more dwelling units;
   (c) is a mobile unit as defined in the Municipal Government Act forming part of a park for mobile units;
   (d) is a building that is defined in the Condominium Property Act, that is the subject of a condominium plan to be registered in a land titles office under that Act.

8.13 Top Soil Removal

1. A permit is required before the commencement or continuation of the removal of top soil and such permits shall only be granted where it is shown to the satisfaction of the Development Officer that the land will not be adversely affected by removal. The Development Officer may refer any application for removal of top soil to the Soil Conservation Officer acting under the Soil Conservation Act, for comments.

8.14 Existing Substandard Lots

1. Development on existing substandard lots may be considered by the Development Officer. Compliance with the Plumbing and Drainage Regulations and Provincial Board of Health Regulations will be required.

8.15 Water Supply/Sanitary Services

1. All buildings erected, placed or moved into districts established by this Bylaw, to be used for a dwelling unit, commercial, industrial, or recreational purpose shall be provided with sanitary facilities to the satisfaction of the Local Health Authority and the Provincial Plumbing Inspector.
2. A development permit shall not be issued for residential, commercial, industrial or recreational uses unless the Development Officer is satisfied that water supplies of sufficient quality and quantity are available to support the proposed development.

8.16 Protection From Exposure Hazards

1. The location of an anhydrous ammonia or liquefied petroleum gas (AA or LPG) storage tank with a water capacity exceeding 2000 gallons (9092 litres) shall be in accordance with the requirements of the Development Officer but in no case shall be less than 1640 feet (.50 km) from assembly, institutional, mercantile or residential buildings.
2. AA or LPG containers with a water capacity of less than 2000 gallons (9092 litres) shall be located in accordance with regulations under the Gas Protection Act.
3. Flammable liquids storage tanks at bulk plants or service stations shall be located in accordance with regulations under the Fire Prevention Act.
4. Setbacks from pipelines and other utility corridors shall be at the discretion of the Development Officer and shall be in accordance with the appropriate Provincial Regulations or Acts.

8.17 Sour Gas Facilities

1. No development shall be permitted within .10 km (328.09 ft.) of a Level 1 sour gas facility (consisting of a well) as determined by the E.R.C.B.
2. In the case of a Level 2 sour gas facility as determined by the E.R.C.B.:
   (a) No permanent dwelling shall be permitted within .10 km (328.09 ft.) of the facility.
   (b) No rural public facility shall be permitted within .50 km (1640.46 ft.) of the sour gas facility.
3. In the case of a Level 3 or Level 4 sour gas facility as determined by the E.R.C.B.
   (a) No permanent dwelling shall be permitted within .10 km (328.09 ft.) of the facility.
   (b) No unrestricted country residential development having a density of more than 8 dwellings per quarter section shall be permitted with .50 km (1640.46 ft.) of the facility.
   (c) No rural public facility shall be permitted within 1.50 km (4921.39 ft.) of the sour gas facility.

8.18 Objects Prohibited or Restricted in Yards

1. No person shall keep or permit in any residential area:
   (a) Any dismantled or wrecked vehicle for more than 30 successive days;
   (b) Any object or chattel which, in the opinion of the Development Officer is unsightly or tends to adversely affect the amenities of the district;
   (c) Any excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken; the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.
2. No fur-bearing animals, fowl or livestock other than domestic pets shall be permitted on parcels lying within the Urban General District nor within a multi-lot country residential development except as described within the Regulations for the Country Residential District.
3. No use shall be allowed which may be offensive to a neighbouring owner or municipality. The word "offensive" here implies sight, smell and/or anything which may adversely affect a neighbouring owner or municipality.

8.19 Access and Parking

1. In all districts, vehicular entrances and exists onto streets shall only be permitted at locations approved by the Development Officer (See SPECIAL LAND USE PROVISIONS – Highways and Secondary Roads).
2. In all districts an off-street parking space shall be provided in accordance with the minimum requirements of each use.
3. Unless otherwise approved by the Development Officer a parking space shall not be less than 8 feet 6 inches (2.59 m) in width nor less than 18 feet (5.49 m) in length and shall be located on the same lot as the main building or use.
4. Off-street loading spaces shall be provided in accordance with the requirements of the Development Officer.
5. Unless otherwise approved by the Development Officer, a loading space shall be located on the same lot as the main building or use.
6. In all districts, if not otherwise provided for, in regulating the facilities for off street parking, the owner of the land to be developed may, subject to the approval of the Development Officer:
   (a) provide the required off-street parking on land other than that to be developed, or
   (b) at his option and in lieu of providing off-street parking, pay to the Municipality such amount of money on such terms as the Council considers reasonable in return for the equivalent public parking space to be provided by the municipality elsewhere in the district. Any money so received by the municipality shall be used only for the development of municipal off-street parking facilities.

8.20 Signs

1. No signs or advertising structures of a commercial, directional or informative nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued.
2. Notwithstanding the generality of (1) above the following signs may be erected on land or affixed to the exterior surface of a building or structure without application for a Development Permit provided that no such signs shall be illuminated and provided that any necessary permits have been obtained in accordance with the Highway Development Control Regulations:
   (a) Signs for the purpose of identification, direction and warning or relating to a person, partnership or company carrying on a profession, business or trade, or relating to an institution of a religious, educational, cultural, recreational or similar character or to a residential hotel, apartment block, club or similar institution, not exceeding 12 square feet (1.11 sq. m) and limited to one sign per parcel;
   (b) temporary advertisement relating to the sale or letting of land, the sale of goods or livestock, the carrying out of building or similar work, announcement of any local event of a religious, educational, cultural, political or similar character not exceeding 20 square feet (1.86 sq. m) provided that all such temporary advertisements shall be removed by the advertiser within 15 days of the completion of the event or works to which such advertisements relate;
   (c) Advertisements or signs in relation to the function of Local Authorities, Utility Boards or other public or quasi-public bodies.
3. No signs or advertising structures other than those specified under (2) above shall be permitted in multi-lot country residential developments.
4. No signs or advertising structures or any kind shall be permitted within .50 miles (.80 km.) of a highway unless the prior approval of Alberta Transportation has been obtained.

8.21 Accessory Buildings in Hamlets

1. An accessory building shall not be used as a dwelling.
2. The siting of a detached garage or other accessory building shall be in accordance with those figures shown on the following page.
3. The siting of an accessory building on an irregular shaped parcel shall be as approved by the Development Officer.
4. An accessory building shall not be located in the front yard.
5. An accessory building shall not be located closer than 7 feet (2.13 m) to a main building.
6. The height of an accessory building shall not exceed 15 feet (4.57 m).
7. Where a structure is attached to the principle building on a site by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the principle building and is not an accessory building.

8.22 Mobile Homes

1. Mobile homes shall have Canadian Standard Association Certification.
2. All accessory structures, such as patios, porches, additions and skirtings, shall be:
   (a) factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the mobile homes;
   (b) considered as part of the main building;
   (c) erected only after obtaining a Development Permit.

3. A mobile home unit shall be skirted from the floor level to the ground level. The skirting should match the existing external finish of the mobile home.
4. With the exception of driveways, no accessory building or use shall be located in the front yard of a mobile home in a mobile home park or hamlet.
5. The following regulations also apply to mobile home uses located in residential subdivisions and mobile home subdivisions:
   (a) The hitch and wheels are to be removed from the mobile home;
   (b) All mobile homes shall be placed on a foundation or base. The mobile home is to be attached by means of bolting or otherwise to the foundation or base.
6. The following regulations also apply to mobile home parks:
   (a) In a mobile home park, the lots shall be located 25 feet (7.62 m) from a boundary of a street and 15 feet (4.57 m) from adjacent parcels. The setback strip shall be landscaped and/or fenced to the satisfaction of the Municipal Planning Commission.
   (b) All roads in a mobile home park shall be surfaced, drained, and maintained to the satisfaction of the Municipal Planning Commission. Minimum right of way width shall be 30 feet (9.14 m).
   (c) All mobile home parks shall be provided with safe, convenient, all-season pedestrian access of at least 3 feet (.91m) in width for intended use between individual mobile homes, the park street and all community facilities provided for park residents.
   (d) Visitor parking space shall be provided at a ratio of at least one space for every two mobile home units and shall be located at convenient locations throughout the mobile home park, and shall not be used for the storage of boats, trailers, etc.
   (e) The design of mobile home parks shall be to the satisfaction of the Municipal Planning Commission.
   (f) All utilities shall be provided underground to lots in a mobile home park.
   (g) In a mobile home park, 10% of the gross site area shall be devoted to recreational use or as determined by the Municipal Planning Commission.
   (h) All areas of a mobile home park not occupied by mobile homes and their additions, internal roads, footpaths, driveways, permanent buildings and any other developed facilities, shall be fully landscaped to the satisfaction of the Municipal Planning Commission. Screen fences or walls shall be erected where deemed necessary by the Municipal Planning Commission, around laundry yards, refuse collection points and playgrounds.
   (i) No part of the park shall be used for non-residential purposes except such uses as are required for the direct servicing and well being of the park residents and for the management and maintenance of the park.
   (j) Each mobile home stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.
   (k) Street lighting in a mobile home park shall be to the same standard as that in a conventional residential neighbourhood.
   (l) Mobile homes shall be separated from each other by at least 20 feet (6.10 m) side-to-side and 10 feet (3.05m) from either front or rear stall line provided further that any porch or addition to the mobile home is regarded as part of the mobile home or the purpose of spacing. Notwithstanding the above, the minimum side yard requirements shall be 10 feet (3.05m).
   (m) The minimum site area shall be 5 acres (2.02 ha).
   (n) The maximum permissible density for a Mobile Home Park shall be 6 mobile home spaces per gross developable acre of the area actually being developed at each stage of the development.
   (o) The minimum size for a mobile home lot shall be 5000 square feet (464.50 sq.m.).

Siting of Accessory Buildings

Part 9 Definitions

PART 9. DEFINITIONS

9.1 **For the purposes of the interpretation of this Bylaw:**

1. "Act" means The Planning Act, R.S.A. 1980, as amended;
2. "accessory building" means a building not being used as a dwelling separate and subordinate to the main building, the use of which is incidental to that of the main building and is located on the same parcel of land;
3. "accessory use" means a use customarily incidental and subordinate to the main use of a building and is located on the same parcel of land with such main use or building;
4. "airport" means
   (a) any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, and
   (b) includes any buildings, installation or equipment in connection therewith,
   operated by the Department of National Defence or for which an airport license has been issued by the Ministry of Transport;
5. "building" includes any thing constructed or placed on, in, over or under land but does not include a highway, public roadway or a bridge forming part of a highway or public roadway;
6. "Council" means the Council of the County of Lamont No. 30;
7. "development" means
   (a) an excavation or stockpile and the creation of either of them, or
   (b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them, or
   (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
   (d) a change in the intensity of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;
8. "development appeal board" means a development appeal board appointed pursuant to Section 33 of the Act;
9. "development officer" (DO) means
   (a) a person appointed as a development officer pursuant to a resolution of council, or
   (b) where a municipal planning commission is authorized to act as a development officer, the municipal planning commission, or
   (c) where a municipal planning commission is authorized to act as a development officer, in addition to a person appointed as a development officer, either or both or them;
10. "development permit" means a document authorizing a development and issued pursuant to a land use bylaw;
11. "discretionary use" means the use of land or a building provided for in a land use bylaw for which a development permit may be issued upon an application having been made;
12. "dwelling" means any building or structure used exclusively for human habitation and which is supported on a permanent foundation or base extending below ground level and includes multiple dwellings, apartments, lodging and boarding houses, but does not include mobile homes of any kind whether standing on wheels or supported by blocks, jacks, or any other temporary foundation;

13. "dwelling unit" means a complete building or self-contained portion of a building, set or suite of rooms for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separated or shared toilet facilities intended as a permanent or semi-permanent residence not separated from direct access to the outside by another separate or self-contained set or suite of rooms;

14. "duplex" means two dwelling units sharing a common wall, and located side by side or one above the other;

15. "extensive agriculture" means the use of land or buildings for the production of crops or livestock and which requires larger tracts of land;

16. "farmstead" means the habitable residence and other improvements used in connection with the raising or production of crops, livestock or poultry, and situated on a parcel used in connection with such farming operations;

17. "floor area" means the total of the floor areas of every room and passageway contained in a building but not including the floor areas of basements, attached garages, sheds, open porches or breezeways, except that basement suites in apartment buildings shall be included in the calculation of the floor area;

18. "fragmented parcel" means a parcel that is separated from the balance of a quarter section by a natural barrier such as a river or coulee or by a physical barrier such as a roadway or highway;

19. "front yard" means a yard extending across the full width of a parcel from the front property line of the parcel to the front wall of the main building situated on the parcel;

20. "general commercial use" means an outlet through which products or services are available to consumers but does not include the manufacturing of products;

21. "higher capability agricultural land" means a quarter section consisting of at least 50 acres (20.23 ha) of land having a farmland assessment productivity rating equal to or greater than 41%; or, if no rating is available, at least 60% of its land area rated as Canada Land Inventory (C.L.I.) classes 1-3 soil capability for agriculture;

22. "highway" means
    (a) a highway or proposed highway that is designated as a primary highway, or
    (b) a road, street or highway designated as a secondary road and numbered between 900 and 999,

    pursuant to The Public Highways Development Act;

23. "highway commercial" means a commercial outlet intended to service the motoring public and includes, but is not limited to, service or gas stations and motels;

24. "home occupation" means any occupation, trade, profession, or craft carried out by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the character thereof or have any exterior evidence of such secondary use other than a small name plate, not exceeding 2 square feet (.18 sq.m) in area. A home occupation does not include the keeping of a stock in trade, nor the employment of more than one paid assistant other than the occupant and the occupant's family;

25. "institutional use" includes but is not limited to hospitals, public offices, educational facilities, churches, libraries, and senior citizen housing;

26. "intensive agricultural activities" means systems of tillage and animal husbandry through which one may gain livelihood from proportionately small areas of land by the concentrated raising of crops or the concentrated rearing or keeping of livestock and poultry or their products for market, such as greenhouses, market gardens, truck farming, poultry operations, piggeries, fur farms, apiaries, or other uses of a like nature;

27. "intensive livestock operation" means any confinement livestock facility capable of confining, rearing or feeding livestock at a housing density of more than one animal unit per 3229 square feet (299.97 sq. m.) and is occupied at least 90 consecutive days per year;

28. "light industry" means activities involved in the processing, fabrication, storage, transportation, distribution or wholesaling of goods which do not emit a significant level of noise, smoke, dust, odour, vibration, etc., and which are compatible with the surrounding land use;

29. "lot" means
    (a) a quarter section,
    (b) a river lot shown on an official plan referred to in Section 32 of *The Surveys Act* that is filed or lodged in a land titles office,
    (c) a settlement lot shown on an official plan referred to in Section 32 of *The Surveys Act* that is filed or lodged in a land titles office,
    (d) a part of a parcel described in a certificate ot title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision, or
    (e) a part of a parcel described in a certificate of title if the boundaries of the part are described in the certificate of title by reference to a plan of subdivision;

30. "lower capability agricultural land" means a quarter section consisting of less than 50 acres (20.23 ha) of land having a farmland assessment productivity rating equal to or greater than 41%; or, if no rating is available, less than 60% of its land area rated as Canada Land Inventory (C.L.I.) classes 1-3 soil capability for agriculture;

31. "main building" means a building in which is conducted the main or principle use of the site on which it is erected;

32. "may" is an operative word meaning a choice is available with no particular direction or guidance intended;

33. "minimum distance separation formula" is a siting formula developed to aid in determining setbacks and isolation distances for both farm and non-farm uses in relation to intensive livestock operations and vice versa. (Refer to *Confinement Livestock Facilities Waste Management Code of Practice* published jointly by Alberta Environment and Alberta Agriculture)

34. "mobile home park" means a parcel of land which has been planned and divided into spaces or lots for the long term accommodation of mobile homes;

35. "mobile home unit" means a structure whether ordinarily equipped with wheels or not that is manufactured to be moved from one point to another by being towed or carried and which provides year round living accommodation for one or more persons and can be connected to utilities;

36. "modular unit" means a prefabricated or factory built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular unit represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling units for year-round occupancy;

37. "municipal planning commission" (MPC) means a municipal planning commission which may be established by a council pursuant to Section 28 of the Act;

38. "natural resource extraction" means the surface or sub-surface mining of metallic or non-metallic minerals;

39. "non-conforming building" means a building
    (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective, and
    (b) that on the date the land use bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with the land use bylaw;

40. "non-conforming use" means a lawful specific use
    (a) being made of land or a building or intended to be made of a building lawfully under construction, at the date a land use bylaw or any amendment thereof affecting the land or building becomes effective, and
    (b) that on the date the land use bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw;

41. "parcel" means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office;

42. "permitted use" means the use of land or a building provided for in a land use bylaw for which a development permit shall be issued upon an application having been made;

43. "public or quasi-public use" means a use which is for the purposes of public administration and services, and shall also include uses for the purposes of public assembly, instruction, culture, enlightenment, community activities, provision of utilities and also includes cemeteries;

44. "rear yard" means a yard extending across the full width of the parcel from the rear wall of the main building situated on the parcel, to the rear property line of the parcel.

45. "recreational use" means a recreational development conducted on a unified basis on a single site where the prime reason for location in rural areas or hamlets is to take advantage of natural physical features including the availability of large areas of land to provide day-to-day sporting and athletic facilities and the structures incidental thereto. This includes ski slopes, golf courses, archery, trap and rifle ranges, race tracks, boating, riding, swimming, picnicking, community halls, skating and curling rinks, drop in centres and sports grounds, and similar uses, and may include a refreshment stand incidental to the primary use;

46. "registered owner" means
    (a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or
    (b) in the case of any other land,
        (i) the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title, or
        (ii) in the absence of a person described in paragraph (i), the person registered under The Land Titles Act as the owner of the fee simple estate in the land;

47. "rural industries" means those industrial uses which are better suited to a rural rather than an urban environment because they:
    (a) require relatively large areas of land, do not require urban services or which may provide services to the rural area; or
    (b) are potentially hazardous or emit high levels of noise, dust, odour, vibration etc.
    However, this shall not include business establishments engaged in servicing, repairing or retailing goods for the general public.

48. "secondary commercial" means a general commercial use which is subordinate in nature to the main use of a parcel. A secondary commercial use is not limited to uses which are similar to the main use of the parcel.

49. "secondary road" means a road designated as such by Ministerial Order pursuant to the Public Highways Development Act and described by plates published in the Alberta Gazette pursuant to the Alberta Reg. 164/69 as 500, 600, 700 and 800 series;

50. "shall" is an operative word which means the action is obligatory;

51. "side yard" means a yard extending from the front wall of the main building situated on a parcel, to the rear wall of the main building, and lying between the side property line of the parcel and the side wall of the main building;

52. "yard" means a part of a parcel upon or over which no main building is erected;

and all other words and expressions having the meanings respectively assigned to them in the Act.

Figures – Forms

Figure 1
SUPPLEMENTARY REGULATIONS

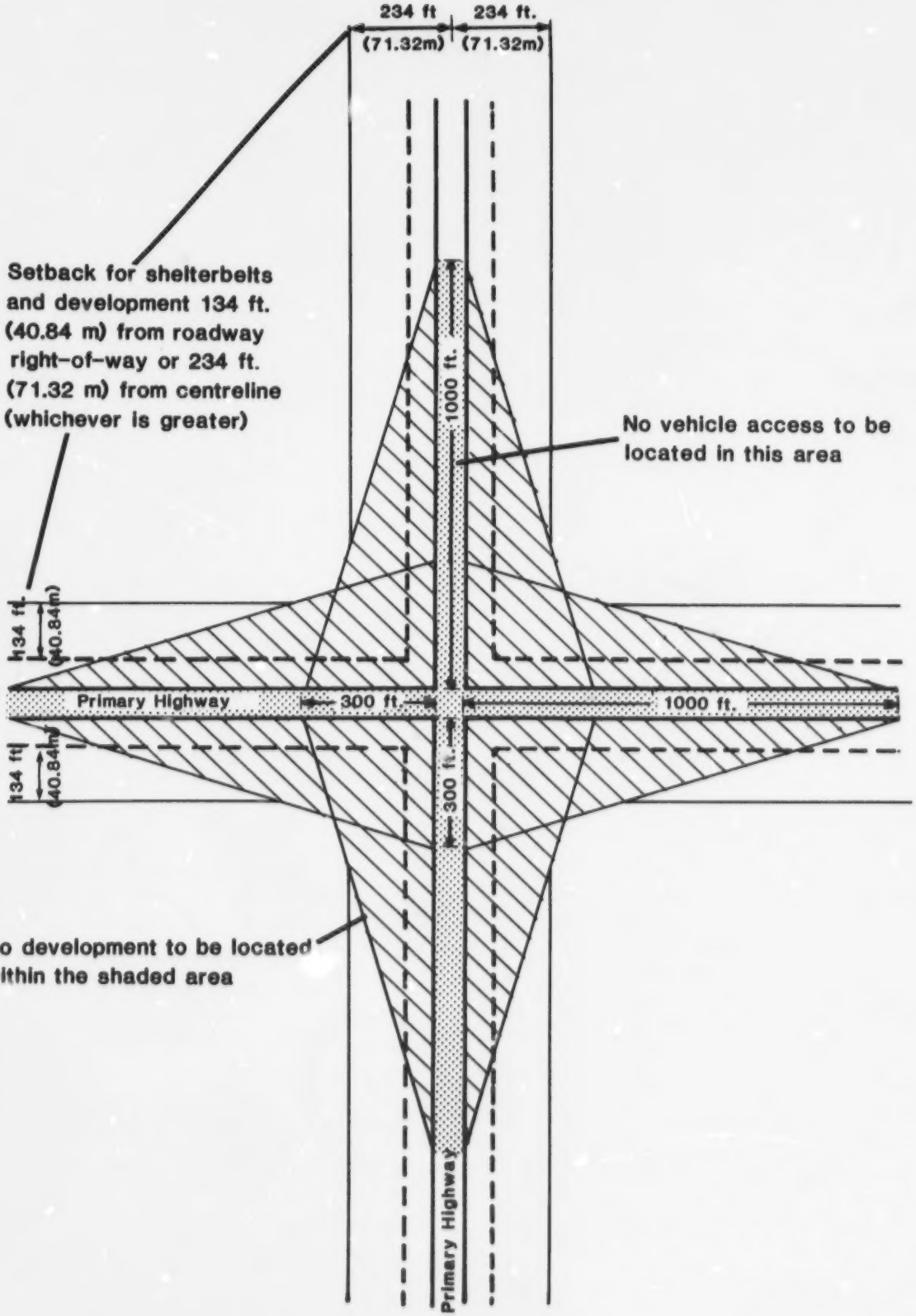


Figure 2
SUPPLEMENTARY REGULATIONS

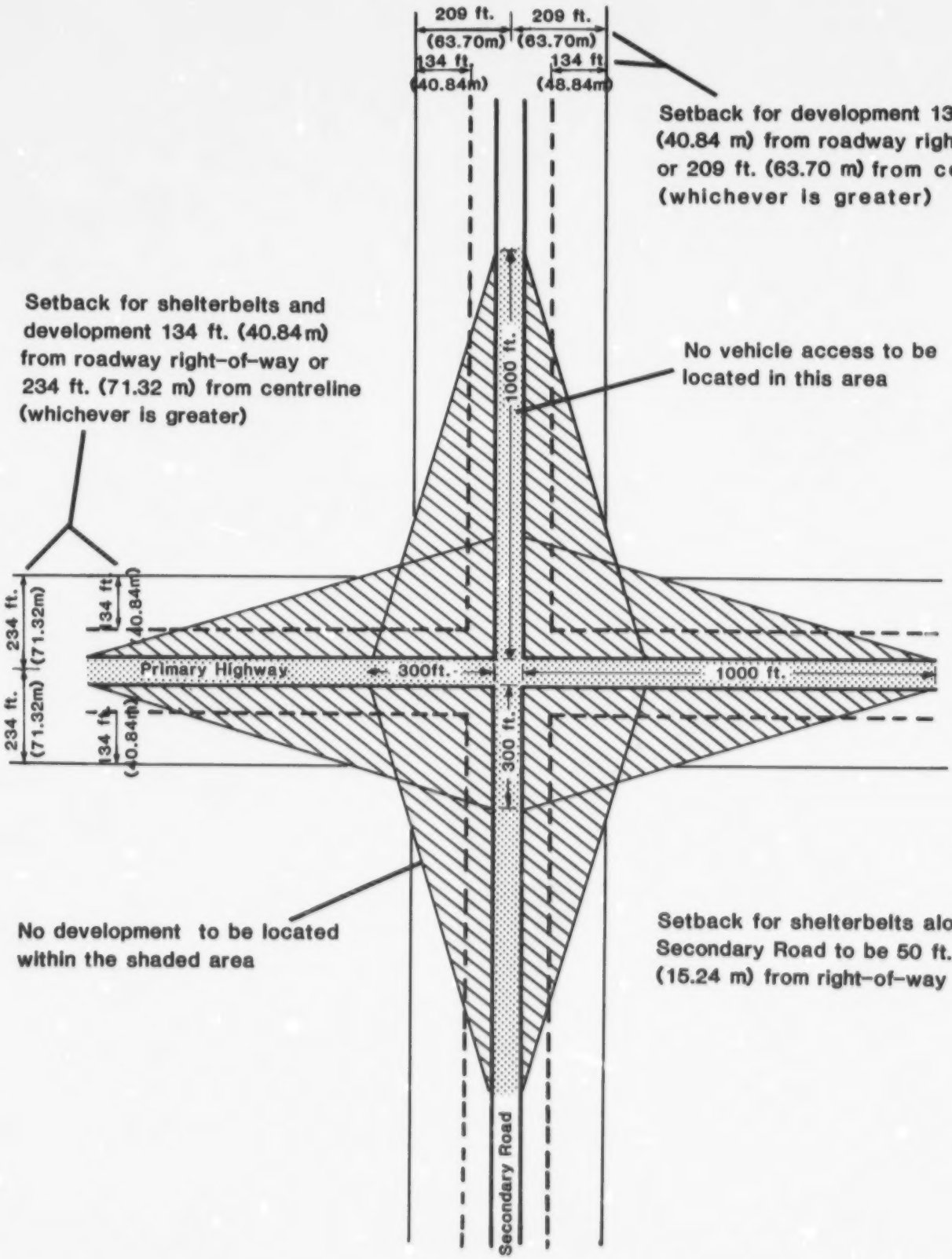

209 ft.
(63.70m)
209 ft.
(63.70m)
134 ft.
(40.84m)
134 ft
(40.84m)
Setback for development 134 ft. (40.84 m) from roadway right-of-way or 209 ft. (63.70 m) from centreline (whichever is greater)
Setback for shelterbelts and development 134 ft. (40.84 m) from roadway right-of-way or 234 ft. (71.32 m) from centreline (whichever is greater)
No vehicle access to be located in this area
1000 ft.
234 ft.
(71.32m)
134 ft.
(40.84m)
Primary Highway
300ft.
1000 ft.
234 ft.
(71.32m)
134 ft.
(40.84m)
300 ft.
Secondary Road
No development to be located within the shaded area
Setback for shelterbelts along Secondary Road to be 50 ft. (15.24 m) from right-of-way

Figure 3
SUPPLEMENTARY REGULATIONS

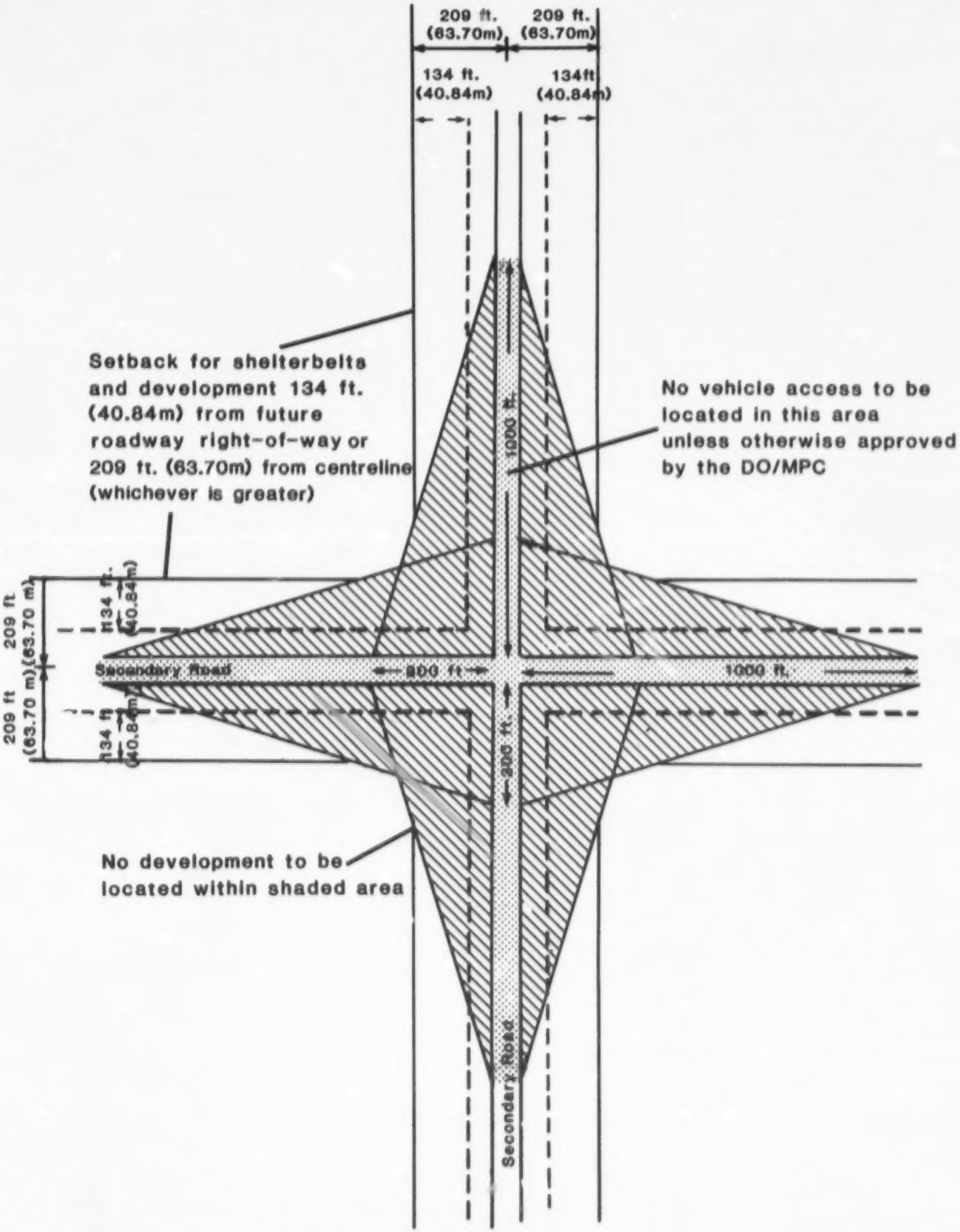

209 ft. (63.70m)
209 ft. (63.70m)
134 ft. (40.84m)
134ft (40.84m)
Setback for shelterbelts and development 134 ft. (40.84m) from future roadway right-of-way or 209 ft. (63.70m) from centreline (whichever is greater)
No vehicle access to be located in this area unless otherwise approved by the DO/MPC
1000 ft.
209 ft (63.70 m)
134 ft (40.84m)
Secondary Road
800 ft
1000 ft.
209 ft (63.70 m)
134 ft (40.84m)
800 ft.
Secondary Road
No development to be located within shaded area

Figure 4
SUPPLEMENTARY REGULATIONS

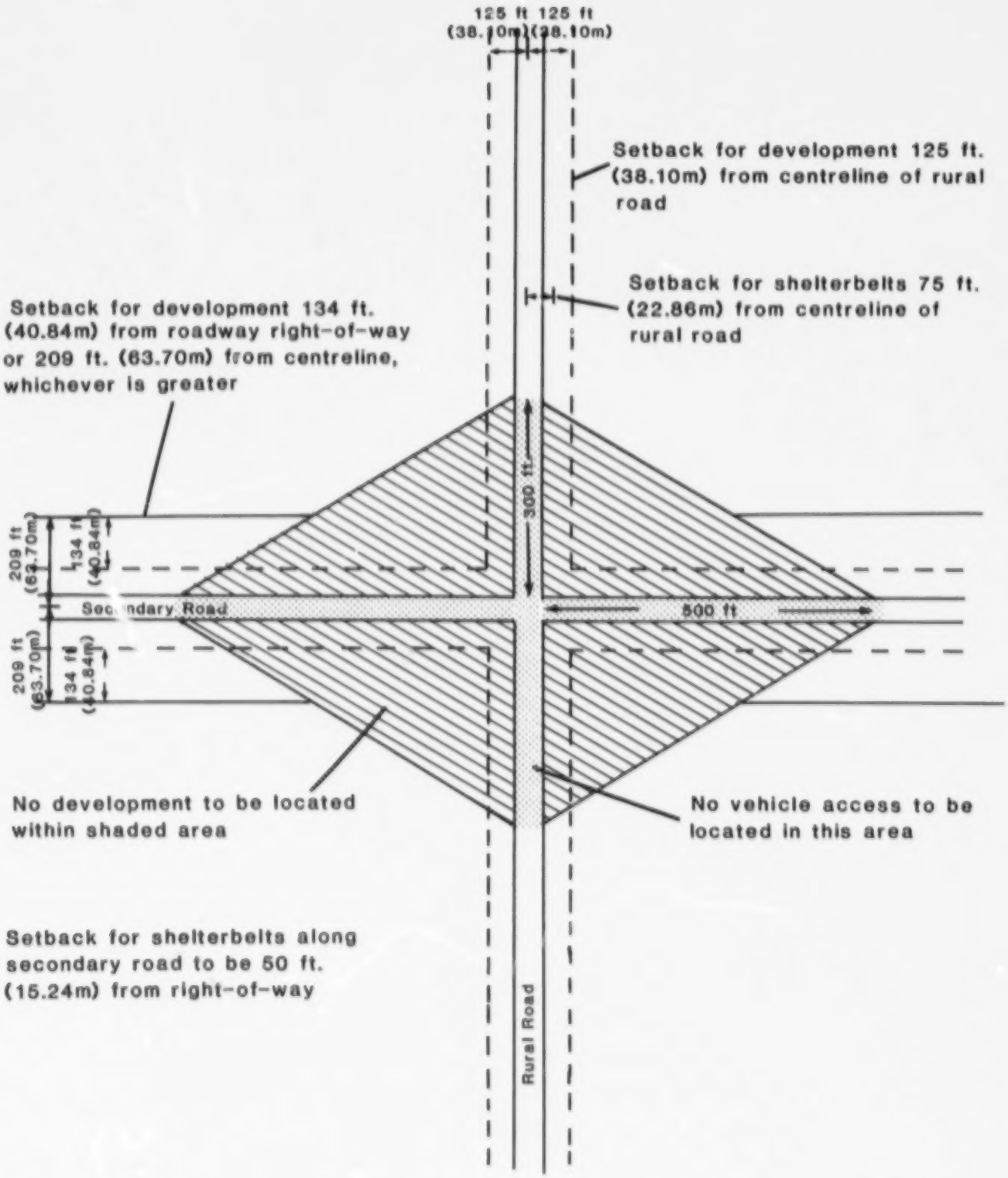

125 ft 125 ft
(38.10m)(38.10m)
Setback for development 125 ft. (38.10m) from centreline of rural road
Setback for shelterbelts 75 ft. (22.86m) from centreline of rural road
Setback for development 134 ft. (40.84m) from roadway right-of-way or 209 ft. (63.70m) from centreline, whichever is greater
300 ft
209 ft (63.70m)
134 ft (40.84m)
Secondary Road
500 ft
209 ft (63.70m)
134 ft (40.84m)
No development to be located within shaded area
No vehicle access to be located in this area
Setback for shelterbelts along secondary road to be 50 ft. (15.24m) from right-of-way
Rural Road

Figure 5
SUPPLEMENTARY REGULATIONS

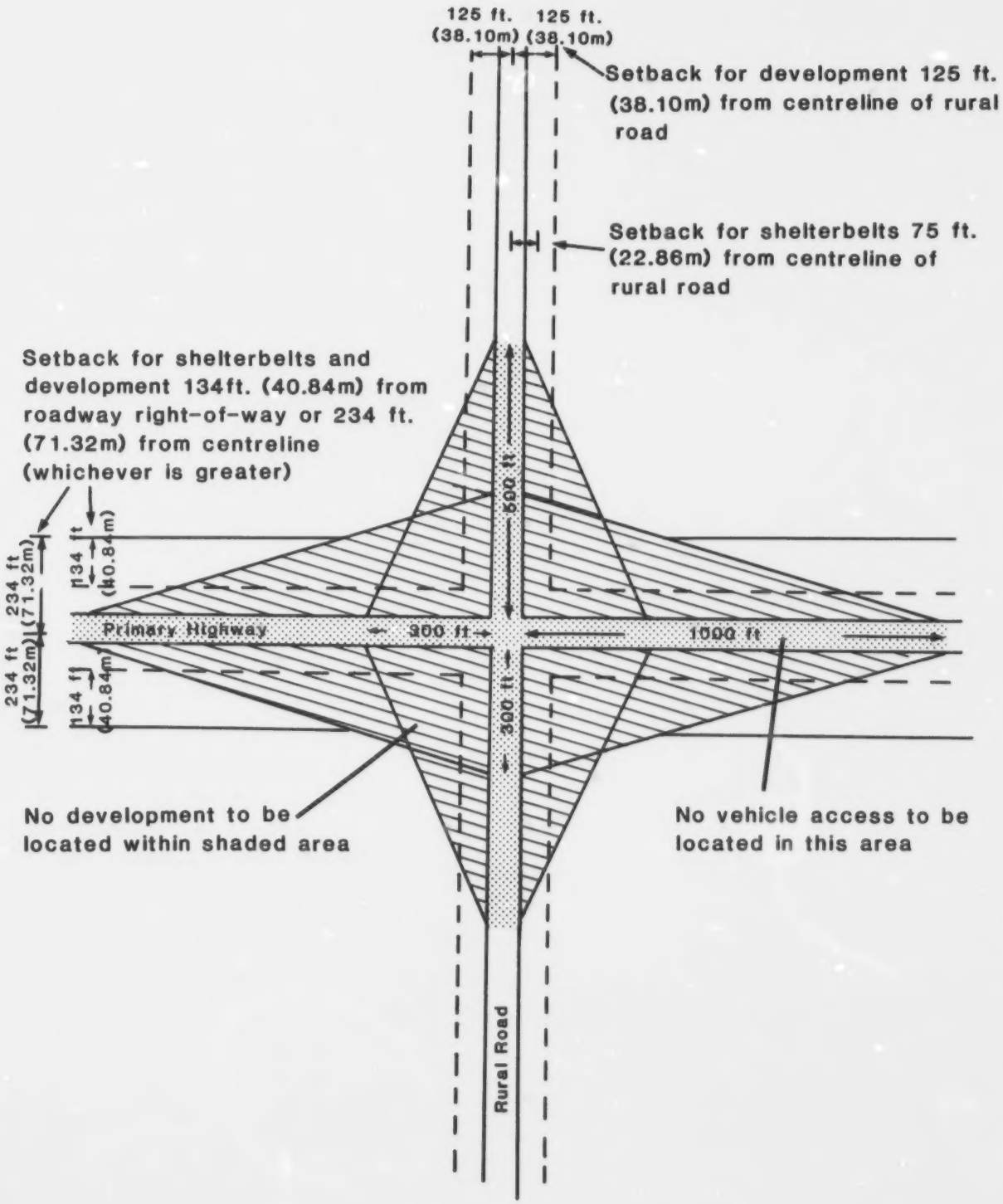

125 ft. (38.10m)
125 ft. (38.10m)
Setback for development 125 ft. (38.10m) from centreline of rural road
Setback for shelterbelts 75 ft. (22.86m) from centreline of rural road
Setback for shelterbelts and development 134ft. (40.84m) from roadway right-of-way or 234 ft. (71.32m) from centreline (whichever is greater)
234 ft (71.32m)
134 ft (40.84m)
500 ft
Primary Highway
300 ft
1000 ft
300 ft
Rural Road
No development to be located within shaded area
No vehicle access to be located in this area

Figure 6
DEGREE OF CURVATURE GREATER THAN 2 DEGREES

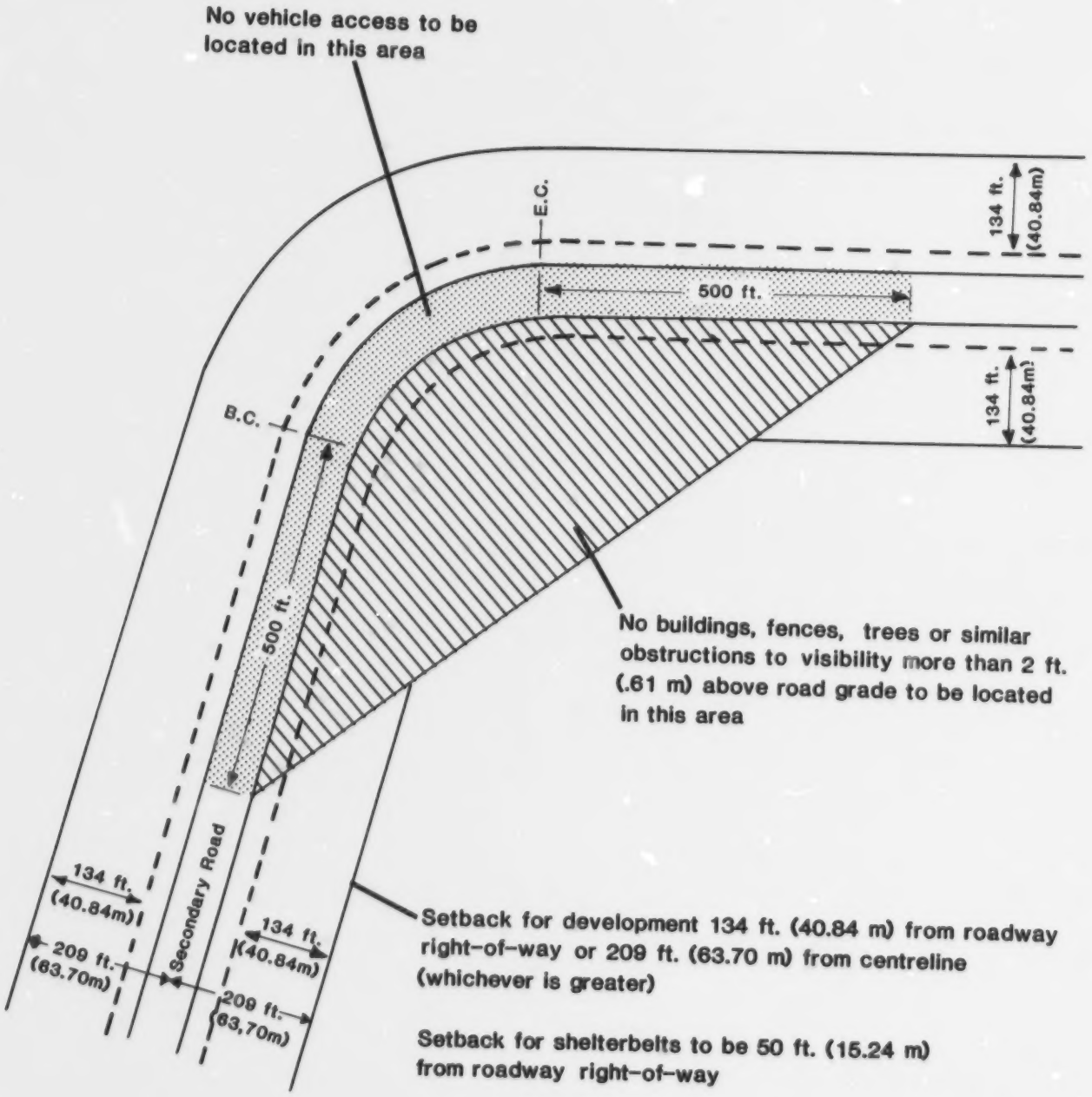
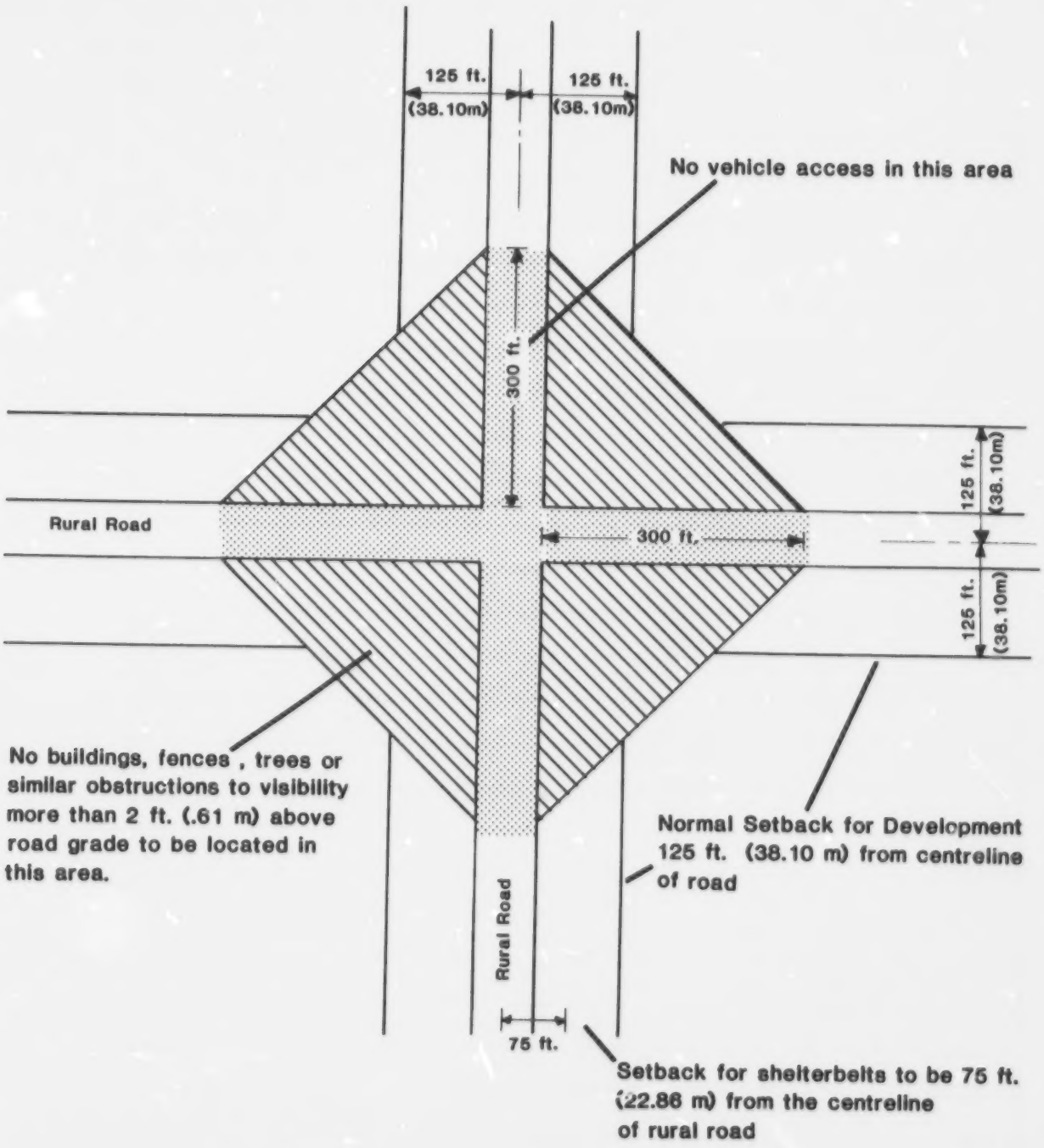

No vehicle access to be located in this area
E.C.
134 ft. (40.84m)
500 ft.
134 ft. (40.84m)
B.C.
500 ft.
No buildings, fences, trees or similar obstructions to visibility more than 2 ft. (.61 m) above road grade to be located in this area
134 ft. (40.84m)
209 ft. (63.70m)
Secondary Road
134 ft. (40.84m)
209 ft. (63.70m)
Setback for development 134 ft. (40.84 m) from roadway right-of-way or 209 ft. (63.70 m) from centreline (whichever is greater)
Setback for shelterbelts to be 50 ft. (15.24 m) from roadway right-of-way

Figure 7
SUPPLEMENTARY REGULATIONS


125 ft.
(38.10m)
125 ft.
(38.10m)
No vehicle access in this area
300 ft.
125 ft.
(38.10m)
Rural Road
300 ft.
125 ft.
(38.10m)
No buildings, fences, trees or similar obstructions to visibility more than 2 ft. (.61 m) above road grade to be located in this area.
Normal Setback for Development 125 ft. (38.10 m) from centreline of road
Rural Road
75 ft.
Setback for shelterbelts to be 75 ft. (22.86 m) from the centreline of rural road

Record of Amendments to Land Use Bylaw No. 386/84 — County of Lamont No. 30

Amendment Bylaw No.	Date Adopted	Description of Amendment — Section of Bylaw Affected

FORM A

COUNTY OF LAMONT NO. 30
APPLICATION FOR A DEVELOPMENT PERMIT

Application No: _____

I/We hereby apply for a development permit for the use noted below and in accordance with the accompanying plans and supporting information.

Applicant: _____

Address: _____ Telephone: _____

Registered owner of land: _____

Address: _____ Telephone: _____

Address of property to be developed: _____

Lot _____ Block _____ Registered Plan No. _____

Existing use of property: _____

_____

Proposed type of development: _____

Lot Width: _____ Lot Length: _____ Lot Area: _____

Proposed Yard Setbacks: Front: _____ Side: _____ Rear: _____

Floor Area: _____ Percentage of lot occupied: _____

Off-street parking: Size of space: _____ Number of spaces: _____

Off-street parking: Size of space: _____ Number of spaces: _____

Accessory use proposed: _____

Percentage of lot occupied: _____ Height of accessory building: _____

Setback from side lot line: _____ Setback from rear lot line: _____

_____

Estimated commencement date: _____ Estimated completion date: _____

Estimated cost of project or contract price: _____

_____

I hereby give my consent to allow all authorized persons the right to enter the above land/or buildings, with respect to this application only.

Signature of Applicant: _____ Date: _____

FORM B

COUNTY OF LAMONT NO. 30
NOTICE OF DECISION ON DEVELOPMENT PERMIT

Application No: Permit No.

You are hereby notified that your application for development involving _____

_____

has been:

APPROVED

APPROVED SUBJECT TO THE CONDITIONS ATTACHED

Date of Decision: _____ Date of Issue of this Permit: _____

Signature of Development Officer: _____

NOTE:

1. The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until 15 days after the date the order, decision or development permit is issued.

2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within 14 days after notice of the decision is given. Should an appeal be made against this decision to the Development Appeal Board, the development permit shall be null and void.

3. A permit issued in accordance with the notice of decision is valid for a period of 12 months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.

FORM C

COUNTY OF LAMONT NO. 30
NOTICE OF DECISION ON DEVELOPMENT PERMIT

Application No. _____

You are hereby notified that your application for development involving _____

_____

has been REFUSED for the following reasons:

Date of Decision: _____ Date of Issue of this Notice: _____

Signature of Development Officer: _____

You are further notified that you may appeal this decision to the Development Appeal Board in accordance with the provisions of PART 3 of this Bylaw. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Development Appeal Board not later than fourteen (14) days following the date of issue of this notice. The notice of appeal shall contain a statement of the grounds of appeal.

FORM D

COUNTY OF LAMONT NO. 30
NOTICE OF DECISION OF DEVELOPMENT OFFICER

Application No. _____ Permit No. _____

This is to notify you with respect to a decision of the Development Officer whereby a development permit has been issued authorizing the following development: _____

_____

_____

Address of property _____

Lot _____ Block _____ Registered Plan _____

or Certificate of Title _____

Date of Decision _____

_____

The Land Use By-law provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within 14 days after notice of the decision is given.

FORM E

COUNTY OF LAMONT NO. 30
NOTICE OF APPEAL HEARING

Application No. _____ Permit No. _____

This is to notify you that an appeal has been made to the DEVELOPMENT APPEAL BOARD against a decision in respect to Application No. _____ which involves development described as follows:

APPROVED
The decision APPROVED WITH CONDITIONS a development permit for the following
REFUSED
reasons:

PLACE OF HEARING: _____

TIME OF HEARING: _____

DATE OF HEARING: _____

Any persons affected by the proposed development have the right to present a written brief prior to the hearing and to be present and be heard at the hearing. Persons requiring to be heard at the meeting shall submit the written briefs to the Secretary of the Development Appeal Board not later than _____.

_____ _____

DATE SIGNATURE of Secretary
Development Appeal Board

FORM F

COUNTY OF LAMONT NO. 30
NOTICE OF APPEAL DECISION

Application No. Permit No.

This is to notify you that an appeal against the APPROVAL / APPROVAL WITH CONDITIONS / REFUSAL of a development permit with regard to the following:

was considered by the DEVELOPMENT APPEAL BOARD ON _____ 19 _____ and the decision of the DEVELOPMENT APPEAL BOARD with regard to the appeal is as follows and for the following reasons:

_____ DATE

_____ SIGNATURE of Secretary Development Appeal Board

Note:

A decision of the Development Appeal Board is final and binding on all parties and persons subject only to an appeal upon a question of jurisdiction or law pursuant to the Planning Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:

(a) to a judge of the Appellate Division, and

(b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed.

FORM G

COUNTY OF LAMONT NO. 30
APPLICATION FOR AMENDMENT TO THE LAND USE BYLAW

FEE: $100.00 Application No. _____

I/We hereby make application to amend the Land Use Bylaw.

Applicant: Name _____ Telephone _____

Address _____

Owner of Land: Name _____ Telephone _____

Address _____

Land Description: Lot _____ Block _____ Registered Plan _____

Quarter: _____ Section: _____ Township: _____ Range: _____

Certificate of Title: _____

Amendment Proposed

FROM _____

TO _____

Reasons in support of Application for Amendment

Date _____ Signed _____